



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 COOPERS Bay, Airdrie T4B 3K2**

MLS® #: **A2164725**      Area: **Coopers Crossing**      Listing Date: **09/13/24**      List Price: **\$699,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **7,082 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,871**  
 Low Sqft:  
 Ttl Sqft: **1,871**

DOM

**99**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Lawn,Landscaped,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 14`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 12`0"</b>
<b>Den</b>	<b>Main</b>	<b>11`0" x 10`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`0" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 12`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 11`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>		<b>4pc Bathroom</b>	<b>Second</b>	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0511442**

Remarks

Pub Rmks: **Welcome to your new home in the sought after Coopers Crossing area. This three bedroom home is on a quiet cul-de-sac with a fenced, pie-shaped lot. It is close to all the amenities that you need in Airdrie. It comes with a double attached garage, large privacy fenced backyard (that is now well established) and has great detailing through out. This has all the details that you would expect from a home. The living area offers a cozy gas fireplace for those days when you just need a little extra heat, spacious kitchen with large island breakfast bar, separate den and living room, main floor laundry and the walk through pantry coming in from the garage to the kitchen. Upstairs is where you will find all the bedrooms. The Primary bedroom comes with an amazing En-suite with soaker tub and separate shower. Then you have your very large walk in closet, to boot. The other 2 bedrooms have their own Jack and Jill bathroom. Then you have the coffee deck for enjoying your morning beverage, when you first wake up. This can be had for quick possession if needed, so book your showing today.**

Inclusions:  
Property Listed By:

**none**  
**Royal LePage Wildrose Real Estate -Olds**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















