



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1093 COOPERS Drive, Airdrie T4B 0Z8**

MLS®#: **A2164909** Area: **Coopers Crossing** Listing **09/13/24** List Price: **\$999,900**  
 Status: **Active** County: **Airdrie** Change: **-\$25k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2013** Abv Sqft: **2,483**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,894 sqft** Ttl Sqft: **2,483**  
 Lot Shape:

DOM

**68**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting**

Park Feat:

**Double Garage Attached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 14`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>9`11" x 6`7"</b>
<b>Balcony</b>	<b>Upper</b>	<b>11`11" x 7`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`6" x 10`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`4" x 14`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 7`5"</b>
<b>Den</b>	<b>Main</b>	<b>10`2" x 9`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`0" x 14`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 14`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`4" x 11`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`10" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Basement</b>	

Title: **Fee Simple**  
Legal Desc: **1013390**

Zoning: **R1**

Remarks

Pub Rmks: **Nestled in the prestigious Estates of Cooper's Crossing, this exceptional property offers both luxury and location. With breathtaking pond views from the full-width back deck and an exquisitely landscaped backyard complete with a fire pit, bench seating, and a hot tub, outdoor living is truly taken to the next level. Inside, the main floor is bathed in natural light and showcases an open-concept design featuring a gourmet kitchen, a walk-through pantry, an elegant living space, and a private home office. Upstairs, you'll find three of the home's five bedrooms, including the master suite, which also enjoys serene pond views. The bonus room is a standout, with its vaulted ceiling, impressive windows, and a balcony that offers even more sweeping views. The lower level adds extra living space with two additional bedrooms, a full bathroom, ample storage, and a cigar room equipped with a powerful 600 CFM ventilation fan. This home is perfect for those who appreciate both comfort and convenience. Its location within the community offers easy access to an extensive path system, lush green spaces, and well-maintained parks. Families will love the proximity to schools of all grade levels, and daily conveniences are just a short stroll away at Cooper's Promenade. This remarkable property combines luxury, comfort, and location, making it the ideal place to call home.**

Inclusions: **NA**  
Property Listed By: **Real Broker**

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



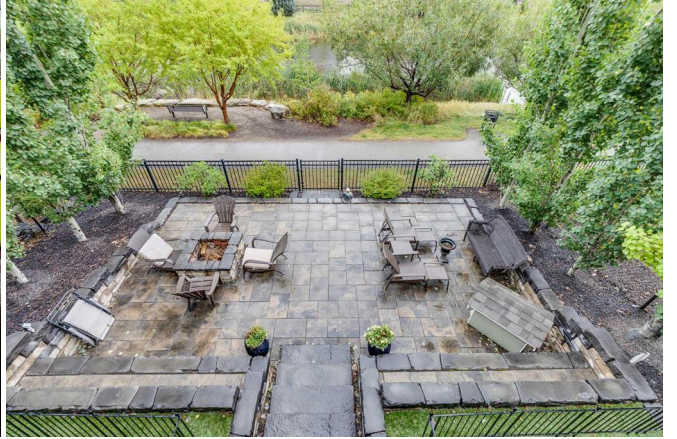




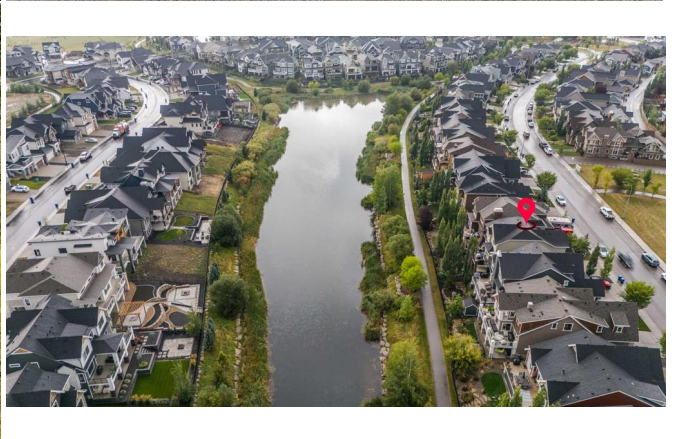
















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