



THE
A-TEAM

**RE/MAX
FIRST**

772 COOPERS Square, Airdrie T4B 0G6

MLS®#: **A2166179** Area: **Coopers Crossing** Listing Date: **09/18/24** List Price: **\$639,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2009** Abv Sqft: **2,160**
 Lot Information
 Lot Sz Ar: **4,348 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,160**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`3"	Breakfast Nook	Main	13`0" x 6`1"
Dining Room	Main	8`2" x 9`7"	Kitchen	Main	12`7" x 17`0"
Laundry	Main	7`3" x 5`3"	Living Room	Main	14`6" x 14`6"
4pc Bathroom	Upper	8`3" x 4`11"	4pc Ensuite bath	Upper	9`0" x 8`7"
Bedroom	Upper	12`1" x 9`9"	Bedroom	Upper	12`1" x 9`8"
Family Room	Upper	17`1" x 14`9"	Bedroom - Primary	Upper	17`9" x 15`1"

4pc Bathroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

5`1" x 8`10"
15`0" x 9`9"
7`3" x 15`9"

Bedroom
Game Room

Basement
Basement

15`0" x 9`11"
11`9" x 29`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0712053

Zoning:
R1

Remarks

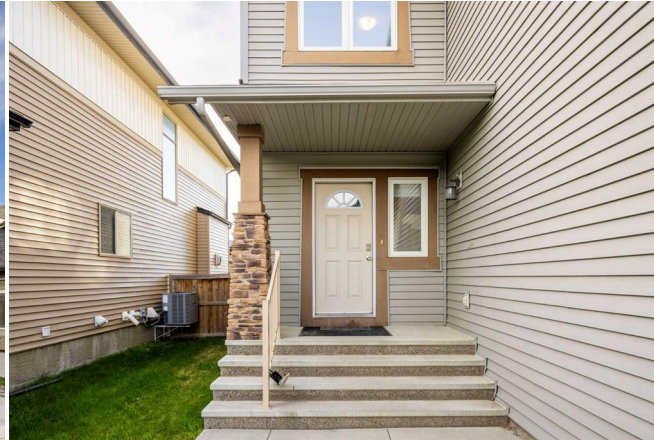
Pub Rmks:

The house hunting is finally over! Your extensively UPGRADED & FULLY FINISHED 5 Bedroom home is here, situated on a desirable street just off the picturesque greenspace and pathways of Coopers Crossing. 9' ceilings and durable newer LVP flooring welcome you inside this bright Avi built home. The Foyer hosts an organized closet, and overlooks an open-concept Formal Dining Room that would also make a perfect Home Office w/ a 2-pc Powder Room just across the hall. A well-equipped Kitchen boasts rich Oak Cabinetry, a gas stove, huge Island w/ a breakfast bar, and a great Walk-Thru Pantry w/ shelving that offers access to the Laundry Room, Mudroom, and your DOUBLE ATTACHED GARAGE. The Breakfast Nook has loads of natural light and steps out onto the back deck, and the large Living Room is kept cozy by a corner gas fireplace w/ tile surround & mantle. On the upper-level there's great flex space in the massive Bonus Room, 3 big Bedrooms, a shared 4-pc Bathroom, organized Linen Closet, and a private Primary Suite! The Primary hosts a Walk-In Closet w/ shelving and a tiled 4-pc Ensuite w/ a walk-in shower and separate soaker tub beneath the window, for ultimate relaxation. Head downstairs to find even more functional space, beautifully finished w/ durable laminate flooring, recessed lighting, an oversized Rec Room, 2 additional large Bedrooms w/ closets, a tiled 4-pc Bathroom w/ another large soaker tub, and endless storage solutions. This home also has an equally impressive exterior, fully fenced and landscaped, w/ a firepit area, massive 2-tiered Deck w/ lighting, and spacious storage Shed to hide away all your lawn tools and outdoor toys! This location is unbeatable, w/ greenspace access just steps from your front door, walking distance to some of Airdrie's best schools, playgrounds, amenities and public transportation. This home is clean and freshly painted, and is move-in ready, what are you waiting for? Call your favorite Realtor and come see it for yourself!

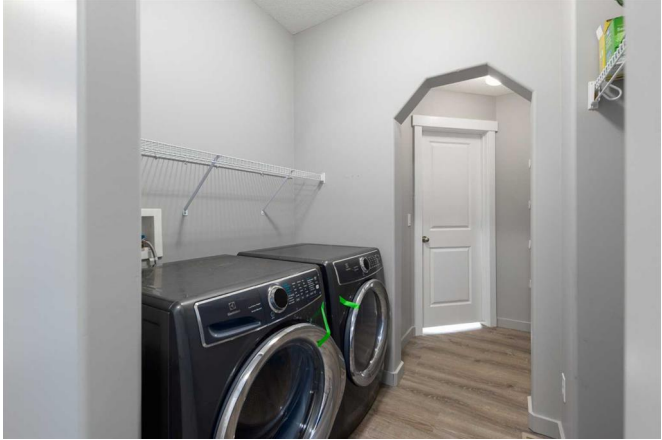
Inclusions:
Property Listed By:

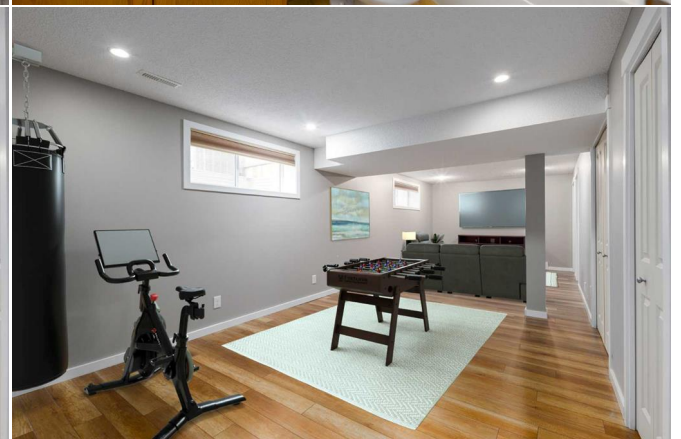
**Utility Room Freezer, Kitchen Reverse Osmosis System, Shed.
RE/MAX First**

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













772 Coopers Square SW, Airdrie, AB

Main Floor
 Exterior Area 982.38 sq ft
 Interior Area 920.86 sq ft
 Excluded Area 407.56 sq ft

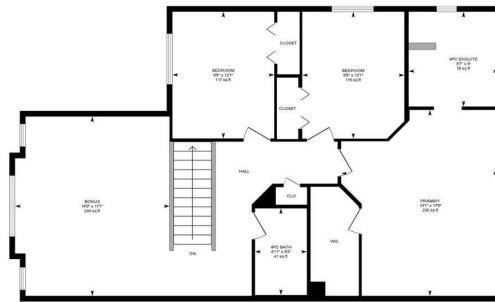


PREPARED: 2024/01/18

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

772 Coopers Square SW, Airdrie, AB

Upper Floor
 Exterior Area 1170.32 sq ft
 Interior Area 1090.15 sq ft

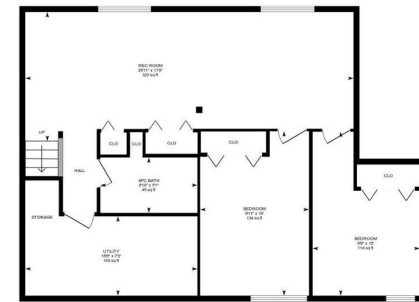


PREPARED: 2024/01/18

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772 Coopers Square SW, Airdrie, AB

Lower Floor (Below Grade)
 Exterior Area 977.23 sq ft
 Interior Area 848.64 sq ft



PREPARED: 2024/01/18

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