



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2169854** Area: **Coopers Crossing** Listing **10/03/24** List Price: **\$699,900**  
 Status: **Pending** County: **Airdrie** Change: **-\$15k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2005** Abv Sqft: **2,196**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,855 sqft** Ttl Sqft: **2,196**  
 Lot Shape:

DOM

**48**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Irregular Lot,Landscaped,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Hardwood,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),High Ceilings,No Animal Home,No Smoking Home,Soaking Tub,Stone Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 12`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 7`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`0" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`11" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 14`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>15`7" x 15`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`11" x 10`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 13`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`3" x 6`3"</b>
<b>Den</b>	<b>Main</b>	<b>9`8" x 9`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`2" x 5`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`6" x 4`11"</b>

**Bonus Room**

**Upper**

**18`11" x 15`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0511442**

Zoning:

**R1**

Remarks

Pub Rmks:

**Discover this absolutely stunning McKee built home on a HUGE PIE SHAPED LOT, offering over 2200 sq. ft. of upgraded living space that's sure to impress! Beautifully renovated with fresh paint throughout makes it show 10/10 move in ready. With central A/C, hardwood & laminate flooring (no carpet anywhere!), and elegant 9 ft. ceilings, this home is designed for both comfort and style. The open-concept living area features a gas fireplace and a chef's kitchen with quartz countertops, UPGRADED Stainless STEEL APPLIANCES including a GAS STOVE, pot & pan drawers, and beautiful maple cabinets accented with upgraded crown moulding. A walk-through pantry leads to the large mudroom and double attached garage for added convenience. Upstairs, unwind in the bonus room or retreat to the primary suite, complete with vaulted ceilings, a spa-like ensuite (soaker tub, large shower, quartz counters, walk-in closet), plus two additional spacious bedrooms and another full bathroom. The lower level gives you a head start as it is partially finished. Situated on a huge pie lot, fully fenced and landscaped, this home offers outdoor living at its best. Located in a prime SW Airdrie community of COOPERS CROSSING! ... near shopping, pathways, schools, and parks. Book your showing and come see this home sweet home!**

Inclusions:

Property Listed By:

**N/A**

**Real Broker**

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







