



THE
A-TEAM

**RE/MAX
FIRST**

1213 COOPERS Drive, Airdrie T4B 3T6

MLS®#: **A2170928**

Area: **Coopers Crossing**

Listing Date: **10/10/24**

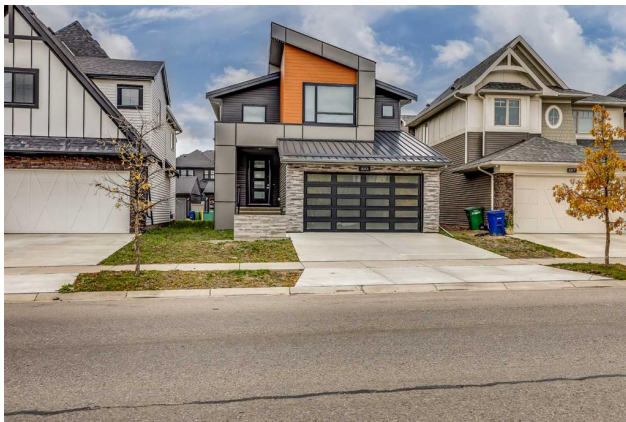
List Price: **\$900,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,424 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,418**
Low Sqft:
Ttl Sqft: **2,418**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Refrigerator**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`9" x 7`5"
Dining Room	Main	13`11" x 4`11"
Pantry	Main	10`9" x 5`0"
Laundry	Upper	9`11" x 7`6"
Bedroom	Upper	10`7" x 10`2"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	15`1" x 9`11"
Office	Main	10`11" x 9`6"
Bonus Room	Upper	14`2" x 12`6"
Bedroom - Primary	Upper	14`8" x 7`5"
Bedroom	Upper	12`5" x 10`10"
5pc Bathroom	Upper	0`0" x 0`0"

Title: **Fee Simple**
Legal Desc: **1312630**

Zoning: **R1**

Remarks

Pub Rmks: **OPEN HOUSE SUN OCT 20th 2-4 pm **Welcome to this BRAND NEW and Beautiful Custom Built Luxury Home proudly constructed by Harder Homes in the Amazing Community of Coopers Crossing in Airdrie. This Home is full of Modern Design and features over 2400 sqft, Main Floor Office, Bonus Room, Upgraded Kitchen, Luxury Vinyl Plank Flooring, 9'Ceilings on Main, and is Ready for a Quick Possession. When you arrive you will appreciate the Private Foyer with direct access to the Office. Down the hallway, you enter the Impressive Open Concept space with the Spacious Living Room that features a Gas Fireplace and Large Window, and opens to the Spectacular Kitchen. The Dream Kitchen Features Quartz Countertops, Gas Cooktop, Chimney Hoodfan, Built in Wall Oven, an Abundance of Cabinetry for lots of storage, a Huge Island with extra Cabinets, plus a Butlers Pantry with a Walk-in Pantry. The Dining area hosts an Oversized Table and opens to the South facing Deck that includes a Gas Line for BBQ. The Upper Level Features a Large Bonus Room, 3 Bedrooms and Upper Laundry. The Primary Bedroom has a Large Walk-in Closet and a Beautiful 5 pc Ensuite with Dual Vanity Sinks, Shower Stall and Soaker Tub. The 2 Additional Bedrooms are great sizes, and the 5 pc Bathroom has Dual Vanity Sinks and a Private Tub area. The Lower Level is ready for your development with Large Windows and rough-in plumbing for a future Bathroom. The Garage is also oversized making it easy for Storage. This Home is located close to Shopping, Restaurants, Schools, and all the great Pathways of Coopers Crossing. Ensure to watch the video tour on MLS or Realtor.ca.**

Inclusions: **None**
Property Listed By: **RE/MAX Rocky View Real Estate**

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







