



THE
A-TEAM

**RE/MAX
FIRST**

1209 COOPERS Drive, Airdrie T4B 3T6

MLS®#: **A2171401** Area: **Coopers Crossing** Listing Date: **10/10/24** List Price: **\$1,175,000**
 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: **2023** Abv Sqft: **2,560**
Lot Information Low Sqft:
 Lot Sz Ar: **5,823 sqft** Ttl Sqft: **2,560**
 Lot Shape:

DOM

104
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Lane,Corner Lot,Level**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** 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	Room	Level	Dimensions
Kitchen	Main	14`11" x 9`5"	Living Room	Main	14`11" x 14`6"
Dining Room	Main	13`11" x 10`0"	Office	Main	11`0" x 10`0"
Pantry	Main	6`5" x 5`1"	Bonus Room	Upper	17`3" x 13`0"
Laundry	Upper	8`2" x 7`6"	Bedroom - Primary	Upper	13`11" x 13`11"
Bedroom	Upper	12`7" x 10`0"	Bedroom	Upper	12`5" x 10`2"
Bedroom	Upper	10`5" x 10`1"	2pc Bathroom	Main	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"

Title: **Fee Simple**
Zoning: **R1**
Legal Desc: **1312630**

Remarks

Pub Rmks: **OPEN HOUSE - SUN JAN 19th 12:00-2:00 pm. **Welcome to this BRAND NEW and GORGEOUS Custom Built Luxury Home proudly constructed by Harder Homes in the Amazing Community of Coopers Crossing in Airdrie. This Home features 2560 sqft, 4 BEDROOMS UP, a TRIPLE CAR GARAGE, is located ACROSS FROM GREENSPACE and a Park, and is Ready for a Quick Possession. When you arrive you are greeted by an Oversized Foyer and you will immediately notice the Luxury Vinyl Plank Flooring, Impressive Over Height Doors, and 9' Ceilings that sprawl into the Open Concept Main Floor. The Living Room has Great Windows, a Gas Fireplace and opens to the Spectacular Kitchen. The Dream Kitchen Features Quartz Countertops, Gas Range with Chimney Hoodfan, a Fantastic Refrigerator with Full Sized Freezer, an Abundance of Cabinetry for lots of storage, Pot and Pan Drawers, a Huge Island, plus a Butlers Pantry with extra Storage and Built in Desk. The Dining area hosts an Oversized Table and opens to the Large South facing Deck that includes a Gas Line for BBQ. The Main level also has a great Office with a View of the Greenspace that is located off the side of the Foyer for extra Privacy. The Upper Level Features a Large Bonus Room and 4 Bedrooms. The Primary Bedroom has a Large Walk-in Closet and a Beautiful 5 pc Ensuite with Dual Vanity Sinks, Shower Stall and Soaker Tub. 3 Large Bedrooms with Walk-in Closets, 5 pc Bathroom with Dual Vanity Sinks, and the Large Laundry Room complete the Upper Level. The Lower Level is ready for your development and has plumbing for a future Wet Bar, and rough in for Bathroom. This Home also has a Large Mudroom leading to the Triple Car Garage for all your Toys. The Seller will provide a \$5000.00 Landscaping Certificate to help you create your Dream Yard. 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









