

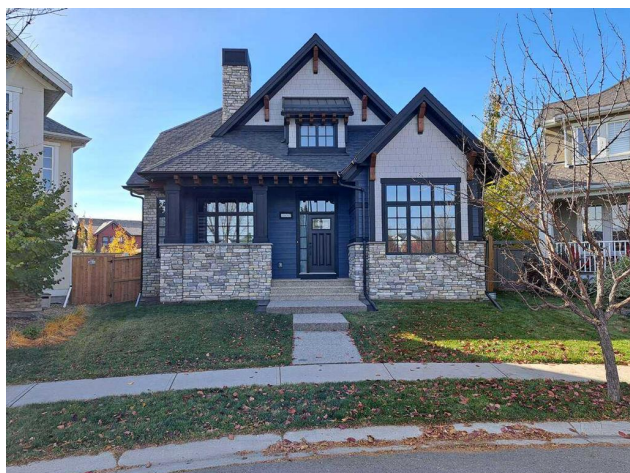


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 COOPERSTOWN Court, Airdrie T4B 2C5**

MLS® #: **A2174620**      Area: **Coopers Crossing**      Listing Date: **10/22/24**      List Price: **\$1,220,000**  
 Status: **Pending**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **10,444 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,704**  
 Low Sqft:  
 Ttl Sqft: **1,704**

DOM

**7**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Level,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

Construction: **Composite Siding,Stone,Veneer**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Garage Control(s),Garburator,Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 17`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 16`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 14`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 10`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

**3pc Bathroom**

**Basement**

**0`0" x 0`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1210300**

Zoning:

**R1**

Remarks

Pub Rmks:

**For more information, please click on Brochure button below. Explore an outstanding opportunity in the desirable community of Cooper's Crossing—a unique 1,704 sq. ft. bungalow paired with an equally impressive 1,700 sq. ft. rear-attached garage/shop, perfect for homeowners who value both comfort and functionality. Set on a generously sized 10,444 sq. ft. lot, this property offers a serene, nature-inspired environment with nine mature trees, a tool shed for your outdoor essentials, four raised garden beds for the gardening enthusiast, and even a charming chicken coop. The main level boasts an open-concept layout that seamlessly connects the living, dining, and kitchen areas, complete with a large island that's perfect for entertaining. This floor includes two spacious bedrooms and two well-appointed bathrooms, ideal for modern family living. Large windows flood the space with natural light, creating an inviting and cozy ambiance throughout. On the lower level, you'll find an additional bedroom and a bathroom featuring a beautifully tiled shower, offering a private retreat for guests or family members. Outside, enjoy a peaceful backyard featuring a rear deck with a convenient gas hookup, making outdoor cooking and gatherings easy. With proximity to top-rated schools, parks, and shopping amenities, this home provides both tranquility and accessibility to potentially everything you need for comfortable living.**

Inclusions:

Property Listed By:

**Tool shed, raised garden beds, Chicken coop**

**Easy List Realty**

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

