



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1468 COOPERS Landing, Airdrie T4B 4J4**

MLS®#: **A2177831**      Area: **Coopers Crossing**      Listing Date: **11/06/24**      List Price: **\$1,349,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **5,807 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,076**  
 Low Sqft:  
 Ttl Sqft: **3,076**

DOM

**15**  
Layout  
 Beds: **6 (5 1 )**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**

Construction: **See Remarks,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`3" x 18`3"	3pc Bathroom	Main	4`11" x 8`9"
Bedroom	Main	11`5" x 13`8"	Living Room	Main	16`3" x 15`3"
Dining Room	Main	11`5" x 8`1"	Kitchen	Main	13`5" x 15`2"
Spice Kitchen	Main	11`3" x 5`9"	Mud Room	Main	6`1" x 5`4"
Laundry	Upper	8`8" x 5`9"	Bonus Room	Upper	18`8" x 19`5"
4pc Bathroom	Upper	8`7" x 4`11"	Bedroom	Upper	11`5" x 11`4"

**Bedroom** Upper 12`2" x 11`8"  
**Walk-In Closet** Upper 11`5" x 7`8"  
**Bedroom** Upper 10`11" x 10`1"  
**Walk-In Closet** Upper 5`0" x 5`10"  
**Game Room** Basement 10`1" x 24`9"  
**Storage** Basement 8`3" x 6`3"  
**Bedroom** Basement 9`9" x 12`2"

**Bedroom - Primary**  
**6pc Ensuite bath**  
**4pc Ensuite bath**  
**Family Room**  
**4pc Bathroom**  
**Furnace/Utility Room**

Upper 13`5" x 14`1"  
 Upper 8`5" x 8`3"  
 Upper 9`3" x 4`11"  
 Basement 17`7" x 14`10"  
 Basement 8`1" x 4`11"  
 Basement 11`11" x 10`6"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R1  
 Legal Desc: **2110646**

Remarks

Pub Rmks: **Welcome to Luxury Living in the Desirable Community of Coopers Crossing! This stunning luxury estate home is built by Canbrook Homes, offering over 4,100 square feet of living space in the sought-after community of Coopers Crossing in Airdrie. Upon entering this beautiful home, you'll be greeted by a grand foyer with vaulted ceilings leading to the upper floor. The main floor of the home features 10-foot ceilings and a versatile office space that can be used as a bedroom. A full bathroom is also located on the main floor. The open-concept layout boasts a cozy family room with a gas fireplace and custom feature wall, a formal dining room with coffered ceilings and custom feature walls, and a dream chef's kitchen with a waterfall island and seating area. High-end Kitchen-Aid appliances, built-in oven, gas range, and a large built-in refrigerator are the highlights of this beautiful kitchen. The kitchen area also features a spice kitchen/pantry with a gas range and refrigerator. The entrance from the triple garage that has epoxy floors leads you to your large mudroom with storage for your coats and shoes. The upper floor features 9-foot ceilings, a large chandelier, and a feature wall leading to 4 bedrooms and 3 full bathrooms, including a primary suite with a large walk-in closet. The upper floor also features a large laundry room with a sink. A spacious bonus room with sliding doors leading to the upper balcony completes the upper floor. The fully finished basement has 9-foot ceilings, a built-in custom wet bar with a sink, microwave, and bar fridge, leading to a rec room with a feature wall wired in for a projector setup and surround sound. An additional bedroom and a 4-piece washroom complete the basement. The exterior is now landscaped and wired with custom gemstone lighting that can be used year-round, security system with cameras, and a large lot backing onto a green space walkway, the garage is also wired for an electric car charger. This home is designed and built with many upgrades, including engineered hardwood, custom railing, tile, feature walls, A/C and built-in closets. You don't want to miss the opportunity to own this dream home. Schedule your showing today!**

Inclusions: N/A  
 Property Listed By: **Grand Realty**

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



















