



THE
A-TEAM

**RE/MAX
FIRST**

1186 COOPERS Drive, Airdrie T4B3T6

MLS®#: **A2178240**

Area: **Coopers Crossing**

Listing Date: **11/09/24**

List Price: **\$849,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,752 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Triple Garage Detached**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 13`10"
Dining Room	Main	13`0" x 11`10"
Office	Main	10`11" x 10`5"
Bonus Room	Upper	15`6" x 12`6"
Bedroom - Primary	Upper	16`4" x 13`6"
Bedroom	Upper	13`3" x 11`11"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`5" x 12`1"
Breakfast Nook	Main	9`5" x 8`11"
Game Room	Basement	27`10" x 18`3"
Laundry	Main	11`11" x 6`8"
Bedroom	Upper	12`7" x 9`10"
Bedroom	Basement	16`2" x 10`6"
4pc Bathroom	Basement	0`0" x 0`0"

5pc Ensuite bath

Upper

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Upper

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

1312630

Zoning:
R1

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY NOVEMBER 16, FROM 1-4! Stunning Opportunity in the sought after area of Coopers Crossing! Close to PARKS, SCHOOLS, and SHOPPING, you will not find a better location than this one! This home offers 3,300 sq ft +/- of living space, a HUGE backyard that is like a PRIVATE oasis, TRIPLE detached garage (24x30, heated, 220v, with custom cabinets). The home has had many upgrades including built-ins, shelving, tile floor(w/kerdi underlay), 9' ceilings , lots of huge windows, extra pot lights, and elegant fixtures, two laundry hookups, engineered hardwood, vinyl plank, custom woodwork and loads of storage! The kitchen is a chef's dream with a granite island/eating bar, an abundance of storage, newer stainless steel appliances including gas stove, and a great sized eating area. The living room has a gas fireplace as a focal point with built-in shelving. Finishing off the main level is a formal dining room with wainscotting, a main floor office with custom cabinetry, a fully finished mudroom, and 2 pc powder room. On the upper level there is hardwood throughout. You will find a generous size centre bonus room and three oversized bedrooms - one of which is the PRIMARY retreat that is highlighted by a walk-in closet and a spa like ensuite with separate walk-in shower. The basement is fully finished with a wet bar (led lighting), recreation space, 4th bedroom, and a 3pc bath with a LUXURIOUS STEAM shower. This home must be seen to be appreciated, call today to book your private viewing!**

Inclusions:
Property Listed By: **Hood fan
RE/MAX Rocky View Real Estate**

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













