



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 COOPERSWOOD Green #1001, Airdrie T4B 5R2**

MLS® #: **A2179400**      Area: **Coopers Crossing**      Listing Date: **11/15/24**      List Price: **\$610,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,854**  
 Low Sqft:  
 Ttl Sqft: **1,854**

DOM

**67**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Backs on to Park/Green Space, Corner Lot, Lawn, Landscaped**  
 Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Brick, Cement Fiber Board, Manufactured Floor Joist, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator**  
 Int Feat: **Bathroom Rough-in, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 12`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 10`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 12`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>15`0" x 5`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`9"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>19`5" x 9`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`5" x 9`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 5`0"</b>

Condo Fee:  
**\$335**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **2312492**

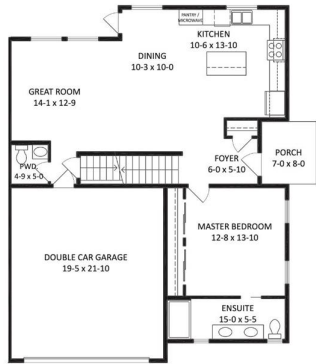
Remarks

Pub Rmks: **The 2-storey Brimstone Townhomes in Cooper's Crossing, Airdrie provide luxurious living while also offering space for any lifestyle. Featuring versatile spaces like home offices or open flex rooms with added storage. Included in these homes are spacious gourmet kitchens with central, quartz countertop islands, ideal for entertaining, equipped with a double basin stainless steel sink with a sleek pull-out vegetable sprayer, and stainless-steel appliances. 9-foot ceilings boast throughout the main floor, where you will find your deluxe primary suite which features a vaulted ceiling and a private ensuite. These homes offer 3-bedrooms + 2.5 bathrooms with a flex/office space and an unfinished basement to either accommodate storage or add to your living space by finishing the basement as an upgrade. Additionally, these units come with a good sized double car garage, a skillfully designed contemporary exterior, and fully landscaped yards.**

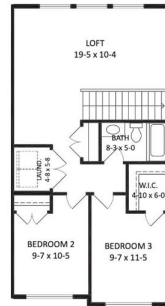
Inclusions:  
Property Listed By: **n/a**  
**eXp Realty**

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





Main 1,062 SQ.FT.  
Garage 442 SQ.FT.



Second 731 SQ.FT.