



THE
A-TEAM

**RE/MAX
FIRST**

15 COOPERSFIELD #400, Airdrie T4B 5P5

MLS® #: **A2179499** Area: **Coopers Crossing** Listing Date: **11/15/24** List Price: **\$635,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,426**
 Low Sqft:
 Ttl Sqft: **1,426**

DOM

6
Layout
 Beds: **1 (1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	17' 2" x 6' 0"	Living Room	Main	15' 5" x 14' 5"
Den	Main	11' 5" x 14' 5"	Kitchen	Main	14' 10" x 13' 4"
Bedroom - Primary	Main	14' 6" x 12' 11"	4pc Bathroom	Main	8' 3" x 4' 11"
5pc Ensuite bath	Main	12' 11" x 11' 6"	Laundry	Main	6' 5" x 5' 4"
Foyer	Main	7' 5" x 6' 1"	Mud Room	Main	9' 5" x 4' 0"

Legal/Tax/Financial

Condo Fee: \$339	Title: Fee Simple	Zoning: R3
	Fee Freq: Monthly	

Legal Desc: **2410368**

Remarks

Pub Rmks: **Welcome to Acadia Villas at Cooper's Crossing, an exclusive gated community within the prestigious Cooper's Crossing neighborhood. With only 40 bungalows being built, this is a rare opportunity to own a home in one of the most sought-after locations. Each bungalow offers approximately 1,400 square feet of thoughtfully designed living space. The open-concept main living area boasts impressive 15-foot vaulted ceilings, creating a bright and airy atmosphere. The primary bedroom features its own vaulted ceiling, adding to the sense of spaciousness, while the luxurious 5-piece ensuite includes a walk-in shower and a freestanding soaker tub. For those seeking additional space, the unfinished basement presents limitless potential—whether for extra bedrooms or expanded living areas. Every detail in these homes is crafted with luxury in mind. High-end finishes throughout include sleek quartz countertops with undermount sinks, durable luxury vinyl plank flooring on the main floor, and elegant tile flooring in the bathrooms.**

Inclusions:
Property Listed By: **none
Real Broker**

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







