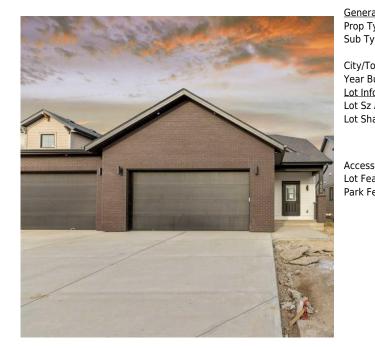


15 COOPERSFIELD #400, Airdrie T4B 5P5

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



eral Information Type:	Residential			<u>DOM</u> 36	
Гуре:	Semi Detached	d (Half		<u>Layout</u>	
	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	1(1)
Town:	Airdrie	Abv Sqft:	1,426	Baths:	2.0 (2 0)
Built:	2024	Low Sqft:		Style:	Bungalow,Side by
<u>nformation</u>		Ttl Sqft:	1,426		Side
z Ar:					
hape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ss:				Gurage 52.	2
eat:	Landscaped.R	ectangular Lot			
Feat:	Double Garage				
cut.	Double Gulage	Attuched			

Utilities and Features

Roof:	Asphalt Shingle	Construction:		
Heating:	Forced Air	Brick,Cement Fiber Board,Vinyl Siding,Wood		
Sewer:		Frame		
Ext Feat:	BBQ gas line,Private Entrance	Flooring:		
		Carpet,Tile,Vinyl Plank		
		Water Source:		
		Fnd/Bsmt:		
		Poured Concrete		
Kitchen Appl:	Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)			
Int Feat:				
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:		Title:		Zoning:					
\$339		Fee Simple		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 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:	none								
Property Listed By:	Real Broker								

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



