



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 COOPERFIELD Link #1101, Airdrie T4B 5P5**

MLS® #: **A2179517** Area: **Coopers Crossing** Listing Date: **11/15/24** List Price: **\$665,000**  
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:

Finished Floor Area  
Abv Sqft: **1,392**  
Low Sqft:  
Ttl Sqft: **1,392**

Access:  
Lot Feat: **Landscaped**  
Park Feat: **Double Garage Attached**

DOM

**153**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow, Attached-Side by Side**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator**  
Int Feat: **Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$337**

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

Zoning:  
**R3**

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. Photos are of a similar unit that already built.**

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

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













