

**638 COOPERS Drive, Airdrie T4B3M3**

MLS®#: **A2183341** Area: **Coopers Crossing** Listing Date: **12/13/24** List Price: **\$825,000**  
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **5,069 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,328**  
 Low Sqft:  
 Ttl Sqft: **2,328**

DOM  
**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**  
 Park Feat: **Aggregate,Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Shingle Siding,Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **Balcony,BBQ gas line,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,See Remarks,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	32`7" x 39`4"	Laundry	Main	28`2" x 23`0"
Foyer	Main	32`10" x 35`0"	2pc Bathroom	Main	18`4" x 16`8"
Kitchen	Main	42`8" x 35`3"	Dining Room	Main	42`11" x 29`3"
Family Room	Main	58`6" x 40`2"	Bonus Room	Upper	58`6" x 41`10"
Bedroom	Upper	41`3" x 32`7"	4pc Bathroom	Upper	29`6" x 16`2"
5pc Ensuite bath	Upper	41`3" x 38`0"	Bedroom - Primary	Upper	41`10" x 62`1"

**Bedroom**  
**Game Room**  
**3pc Bathroom**

**Upper**  
**Basement**  
**Basement**

**44`7" x 30`11"**  
**58`3" x 64`6"**  
**16`2" x 38`3"**

**Office**  
**Bedroom**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**  
**Basement**  
**Basement**

**58`6" x 47`0"**  
**37`2" x 46`9"**  
**40`9" x 56`0"**

Title:  
**Fee Simple**  
Legal Desc:

**0610545**

Zoning:  
**R1**

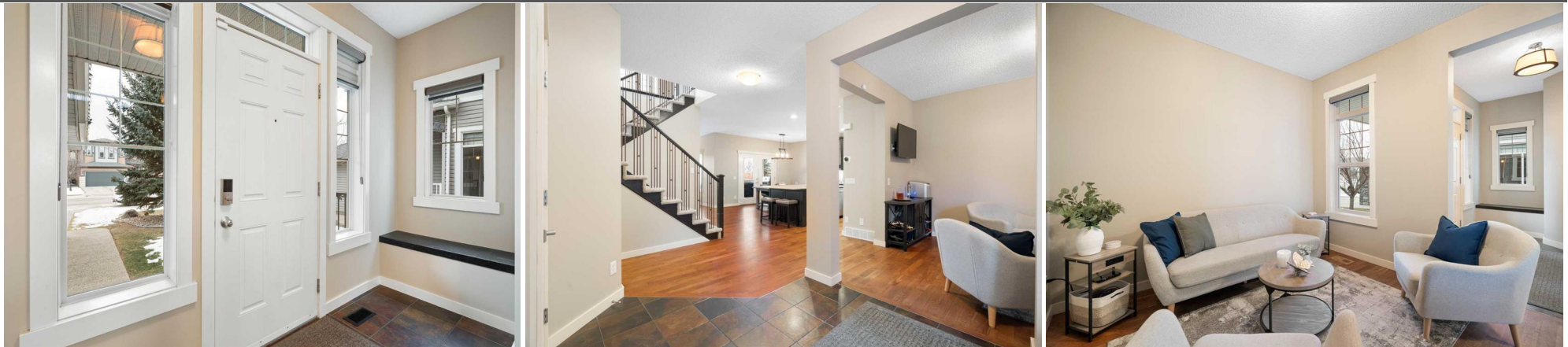
Remarks

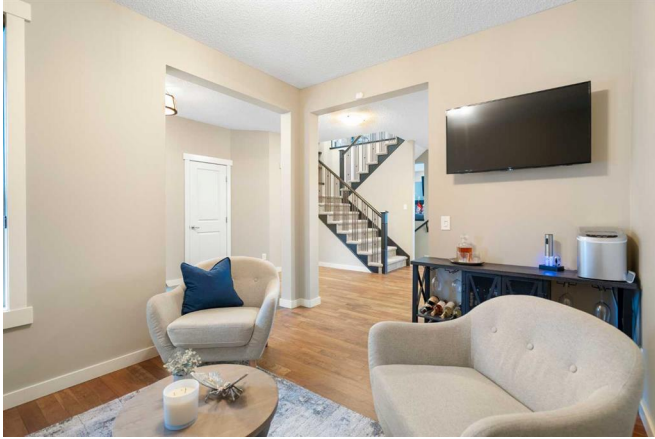
Pub Rmks: **Hello, Gorgeous! Discover your dream home in the prestigious community of Coopers Crossing in Airdrie! This stunning 4-bedroom home, with a potential 5th bedroom via a flex room in the fully developed walkout basement, offers 3.5 bathrooms and an impressive 2,328 sq. ft. of beautifully designed living space, plus additional square footage in the basement. Backing onto serene walking paths and a picturesque pond, this home provides unmatched tranquility and breathtaking views. Thoughtfully updated and meticulously maintained, it features fresh interior paint, new carpets, and upgraded light fixtures, all completed in July 2024. The chef's kitchen is a showstopper, boasting a custom oversized island, sleek cabinetry, and newer high-end appliances, including an induction stove and fridge. Beautifully refinished hardwood floors add warmth and elegance throughout the main living spaces, while two cozy gas fireplaces and upgraded efficiency systems, including a high-tech furnace and ductwork, ensure year-round comfort. The primary bedroom offers a peaceful retreat with SolarTek window film for cooling, heat control, and privacy. The walkout basement provides ample storage, bright living areas, and direct access to a backyard oasis featuring a deck and hot tub. Additional highlights include a spacious two-car garage with a new motorized door system and Bluetooth capability, air conditioning, and a Telus home security system with cameras for added peace of mind. Located in a beautifully maintained community with HOA-managed green spaces, this home combines luxury, convenience, and lifestyle.**

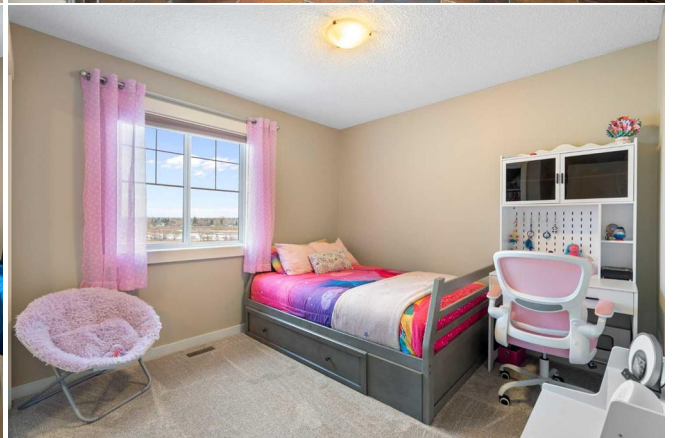
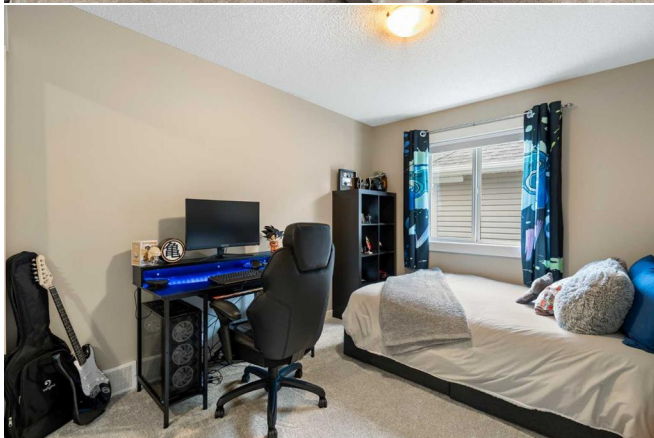
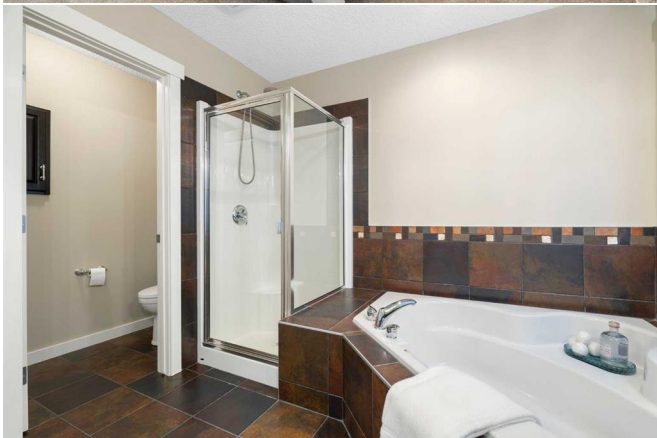
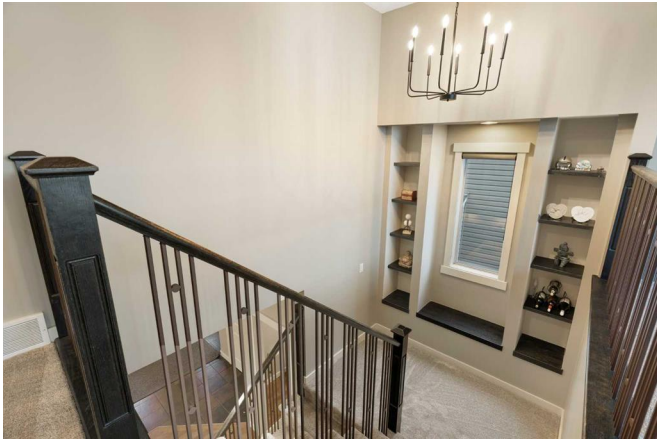
Inclusions: **Custom TV mounts, shed, Telus home security w/doorbell camera & driveway camera, Hot Tub, Blinds, Shed**

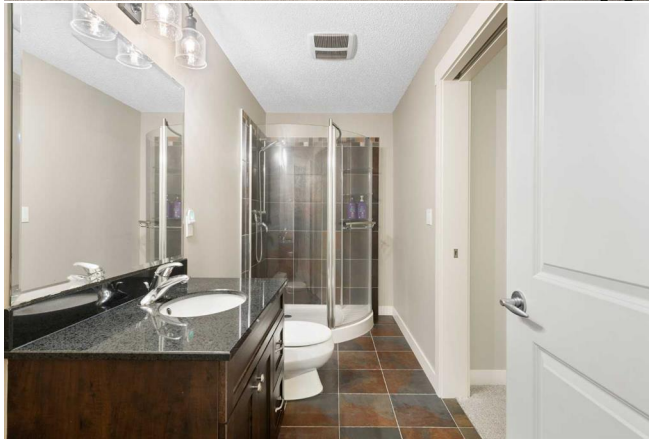
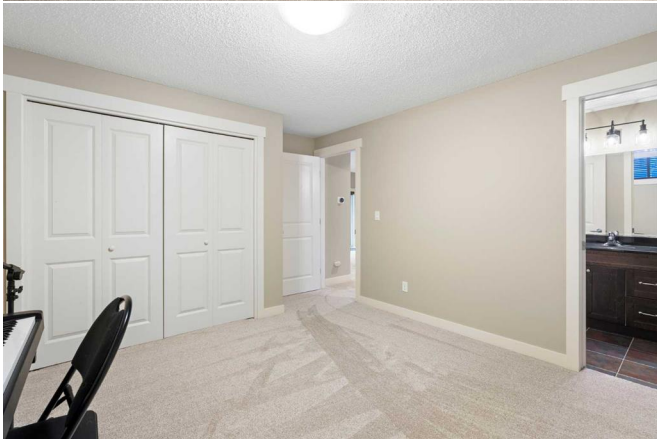
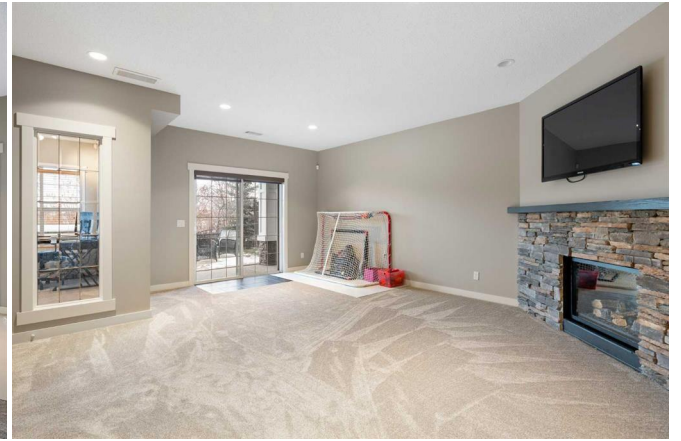
Property Listed By: **Royal LePage Benchmark**

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













**638 Coopers Dr SW, Airdrie, AB**

Main Building Total Exterior Area Approx. Grade 2128.41 sq ft



**Main Floor**  
Exterior Area 1116.16 sq ft



**2nd Floor**  
Exterior Area 1211.05 sq ft



**Basement (Below Grade)**  
Exterior Area 1071.21 sq ft



PREPARED: 2024/12/12

While regions are included from this floor area in CAIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

