

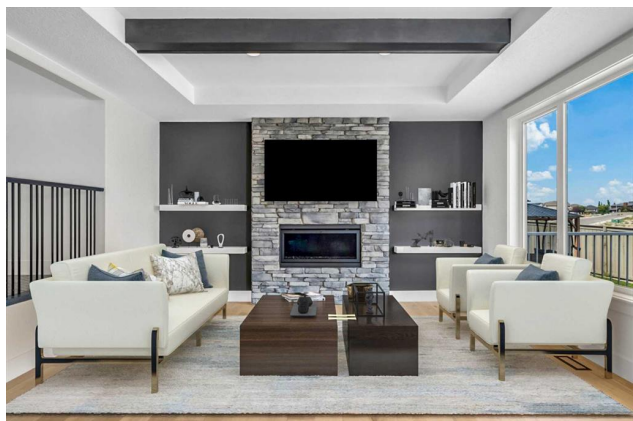


THE
A-TEAM

RE/MAX
FIRST

1504 COOPERS Point, Airdrie T4B4K6

MLS® #: **A2185822** Area: **Coopers Crossing** Listing Date: **01/07/25** List Price: **\$1,049,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **6,219 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,409**
 Low Sqft:
 Ttl Sqft: **2,409**

DOM

3
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Street Lighting, Private, See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Concrete, See Remarks, Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, See Remarks, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, See Remarks**
 Int Feat: **Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`11" x 14`0"	Dining Room	Main	12`11" x 10`0"
Living Room	Main	14`1" x 15`3"	Office	Main	9`4" x 9`4"
Bonus Room	Second	12`5" x 13`2"	Bedroom - Primary	Second	14`5" x 14`10"
Bedroom	Second	10`3" x 11`3"	Bedroom	Second	10`1" x 11`3"
Bedroom	Basement	10`4" x 11`2"	Bedroom	Basement	10`5" x 9`5"

Game Room
Laundry
5pc Bathroom
2pc Bathroom

Basement
Second
Second
Main

19`9" x 18`3"
9`3" x 4`11"
0`0" x 0`0"
0`0" x 0`0"

Mud Room
5pc Ensuite bath
4pc Bathroom

Main
Second
Basement

10`5" x 7`6"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110646

Zoning:
R1-U

Remarks

Pub Rmks:

Amazing opportunity to own a brand-new home in a very quiet Cul-de-Sac of Coopers Point! This NEW, Never Occupied home is custom-built by 2019, 2020 & 2021 BUILD Award Winner, Harder Homes, in the prestigious community of Coopers Crossing. This beautiful 2 storey spacious home has 3,170 Sq.Ft. of developed space, 5 bedrooms in total and over 70K in high-end upgrades. Open concept main floor plan has an inviting huge foyer boasting into a big living/family room with a linear fireplace surrounded by stone & floating shelves on each side, custom kitchen, huge center island, high-end S/S appliances with double side fridge/freezer, built-in oven, built-in microwave, gas cooktop, custom wood chimney for the range hood, spacious nook/dining area & a great size office room. The upper level offers a spacious primary bedroom retreat with deluxe 5pc en-suite, dual sink, tub, separate shower & a large walk-in closet, 2 more bedrooms with closets, 2nd 5pc bathroom with double sinks & a separate tub/shower enclosure, & a huge bonus room. Fully developed basement with 750 Sq.Ft. has humongous recreational/media area room, wet bar, 2 good size bedrooms, full 4pc bathroom & a big mechanical/storage room. Property have features like: white kitchen cabinets up to the ceiling with contrast color oversized island, premium quartz all through the house, custom wood ceiling beams in the living room area, wainscoting in the office, vaulted ceiling in the primary bedroom and bonus room, custom built-in closets all throughout, 9' ceilings on the main floor & basement, 8' doors on the main floor, upgraded lighting package, beautiful accent walls in living room, primary bedroom and bonus room, unique outside elevation and color scheme, sloped roof lines & more. The property is located within walking distance to Coopers Plaza Promenade, Coopers Crossing green space trails, parks, schools & a lot more. Call to book your private viewing today!

Inclusions:
Property Listed By:

N/A
Century 21 Masters

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

