



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**309 COOPERSFIELD Rise, Airdrie T4B4K7**

MLS®#: **A2186163** Area: **Coopers Crossing** Listing Date: **01/08/25** List Price: **\$929,000**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **4,946 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,406**  
 Low Sqft:  
 Ttl Sqft: **2,406**

DOM

**45**  
Layout  
 Beds: **5 (3 2)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Private,Rectangular Lot,See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks**  
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Pantry,See Remarks,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>45`1" x 31`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>44`0" x 29`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>50`10" x 47`7"</b>	<b>Office</b>	<b>Basement</b>	<b>27`11" x 36`1"</b>
<b>Family Room</b>	<b>Basement</b>	<b>49`3" x 45`5"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>49`9" x 49`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>48`2" x 44`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>36`1" x 34`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>42`8" x 36`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>37`6" x 32`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>35`6" x 35`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>28`2" x 27`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>23`9" x 23`0"</b>	<b>Mud Room</b>	<b>Second</b>	<b>25`5" x 20`6"</b>

5pc Ensuite bath  
4pc Bathroom

Second  
Basement

0`0" x 0`0"  
0`0" x 0`0"

5pc Bathroom  
2pc Bathroom  
Legal/Tax/Financial

Second  
Main

0`0" x 0`0"  
0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

**2210228**

Zoning:  
**R1**

Remarks

Pub Rmks: **Unique opportunity ready for immediate possession! NEW, Never Occupied custom built home by 2019, 2020 & 2021 BUILD Award Winner, Harder Homes, in the prestigious community of Coopers Crossing. This beautiful 2 storey spacious home has 3,313 Sq.Ft. of developed space, 5 bedrooms in total, triple garage (double tandem style fits 3 cars) & a lot more. Open concept main floor plan has an inviting huge foyer boasting a big living/family room with fireplace, custom kitchen, huge center island, S/S appliances, spacious nook/dining area & a computer/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 large bonus room and a laundry room with lots of cabinets. Fully developed 907 Sq. Ft. basement has humongous recreational & media area room, 2 big size bedrooms & full 4pc bathroom. Property has features like: kitchen cabinets up to the ceiling, accent kitchen island, upgraded lighting fixtures, upgraded appliances, upgraded plumbing fixtures, custom built-in closets all throughout, 9' ceilings on the main floor & basement, 8' doors on the main floor, unique outside elevation, sloped roof lines & more. This great house 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**





















