



THE
A-TEAM

**RE/MAX
FIRST**

15 COOPERSFIELD Link #300, Airdrie T4B 5P5

MLS® #: **A2186389** Area: **Coopers Crossing** Listing Date: **01/07/25** List Price: **\$635,000**
 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:
 Access:
 Lot Feat: **Landscaped,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,410**
 Low Sqft:
 Ttl Sqft: **1,410**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,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**
 Construction: **Brick,Cement Fiber Board,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`10" x 9`0"	Living Room	Main	15`5" x 14`2"
Kitchen	Main	11`10" x 11`6"	Bedroom - Primary	Main	14`6" x 12`11"
Bedroom	Main	10`10" x 10`7"	4pc Bathroom	Main	8`3" x 4`11"
5pc Ensuite bath	Main	12`11" x 11`6"	Laundry	Main	6`5" x 5`4"

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.**

Inclusions:
Property Listed By: **NA
Real Broker**

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









