



THE
A-TEAM

**RE/MAX
FIRST**

692 COOPERS Crescent, Airdrie T4B 5L6

MLS® #: **A2186449** Area: **Coopers Crossing** Listing Date: **01/10/25** List Price: **\$899,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,230**
Lot Information Low Sqft:
 Lot Sz Ar: **3,806 sqft** Ttl Sqft: **2,230**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Private,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,See Remarks,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,See Remarks,Tile**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Other,Range Hood,Refrigerator,See Remarks**
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Separate Entrance,Vaulted Ceiling(s)**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,See Remarks,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`2" x 14`5"	Dining Room	Main	11`0" x 14`5"
Living Room	Main	14`0" x 14`5"	Family Room	Basement	13`0" x 16`8"
Bonus Room	Second	13`3" x 13`2"	Foyer	Main	14`0" x 5`3"
Bedroom - Primary	Second	15`0" x 13`8"	Bedroom	Second	10`0" x 11`11"
Bedroom	Second	9`11" x 12`0"	Bedroom	Basement	10`2" x 11`6"
Bedroom	Basement	10`2" x 10`1"	Laundry	Second	9`5" x 5`4"

Mud Room
5pc Bathroom
2pc Bathroom

Main
Second
Main

4`9" x 6`6"

5pc Ensuite bath
5pc Bathroom
Pantry

Legal/Tax/Financial

Second
Basement
Main

5`3" x 6`10"

Title:
Fee Simple
Legal Desc:

2310614

Zoning:
R1-U

Remarks

Pub Rmks:

Amazing opportunity to own a brand-new home in the prestigious community of Coopers Crossing! This NEW, Never Occupied home is custom-built by 2019, 2020 & 2021 BUILD Award Winner, Harder Homes. This beautiful 2 storey spacious home has 3,111 Sq.Ft. of developed space, 5 bedrooms in total and over 40k in high-end upgrades. Open concept main floor plan has an inviting huge foyer boasting into a big living/family room with a fireplace surrounded by stone and built-in mantel, custom kitchen, huge center island, high-end S/S appliances, built-in microwave, gas range, range hood, spacious nook/dining area. 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 881 Sq.Ft. with separate side entrance has humongous recreational/media area room, an area for wet bar/kitchenette with all rough-in ready for you to get it designed your way, 2 good size bedrooms, full 3rd 5pc bathroom with double sinks & a big mechanical/storage room. Property has features like: white kitchen cabinets up to the ceiling with contrast color oversized island, premium quartz all through the house, vaulted ceiling in the primary bedroom, custom built-in closets all throughout, huge windows allowing lots of natural light, 9' ceilings on the main floor & basement, 8' doors on the main floor, upgraded lighting package, 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













