



THE
A-TEAM

**RE/MAX
FIRST**

322 COOPERSTOWN Common, Airdrie T4B 2L2

MLS® #: **A2187850** Area: **Coopers Crossing** Listing Date: **01/17/25** List Price: **\$735,000**
 Status: **Pending** County: **Airdrie** Change: **-\$15k, 24-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2013** Abv Sqft: **2,095**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,067 sqft** Ttl Sqft: **2,095**
 Lot Shape:

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Private,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Paved**

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,French Door,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`0" x 11`3"	Living Room	Main	17`0" x 14`11"
Dining Room	Main	13`1" x 10`4"	Office	Main	10`11" x 10`0"
Laundry	Main	7`1" x 5`11"	Bonus Room	Upper	14`1" x 10`2"
Bedroom - Primary	Upper	15`0" x 13`11"	Bedroom	Upper	11`0" x 11`0"
Bedroom	Upper	11`0" x 11`0"	Bedroom	Basement	10`6" x 9`8"
Family Room	Basement	16`6" x 14`4"	Game Room	Basement	23`8" x 10`0"

2pc Bathroom
4pc Bathroom

Main
Upper

7`11" x 4`10"
9`6" x 4`10"

4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Basement
Upper

8`10" x 4`10"
13`4" x 9`5"

Title:
Fee Simple
Legal Desc:

1310222

Zoning:
R1-L

Remarks

Pub Rmks:

Get set for something spectacular!! This immaculate, beautifully updated and designed home is situated in the desired community of Coopers Crossing!! With around 2900 sq ft of total living space, this is a must see!! Over the past three years, the entire house has undergone new flooring, blinds and paint updates! The main floor has an open floor plan with upgraded kitchen cabinets and stainless appliances (new in 2022) including a gas stove! The large kitchen island and custom pantry with pull out shelves will delight any chef! The cozy adjacent large living room with updated gas fireplace and a very large dining area complete this open space! Two additional windows were recently added to the living room to bring in even more natural light!! Right off the front door you will find a gorgeous half bath and a very spacious and bright office/den with built in shelving units. Next to the kitchen there is a mud room/laundry area that leads to the back yard. The upper level of this home has a beautiful primary bedroom with vaulted ceilings, an upgraded 5 pc ensuite with infloor heat and walk in closet. You will also find two additional bedrooms, a 4 piece main bathroom and a bonus room with glass doors that lead to an upper deck. And that's not all!!! The basement is fully developed and was recently updated in 2023-24!! Here you will find a 4th bedroom, cedar lined closet, full bathroom, large family room and a large workshop/gym area that could be reconfigured to add a 5th bedroom if desired! The impressiveness does not end with the interior of this home. The yard and exterior are equally amazing! With low maintenance landscaping turf throughout and irrigation system in both the front and back yard, you can enjoy having a yard without a lot of the work! The backyard is a tranquil garden haven with 2-tiered deck (one with new retractable awning), hot tub (included) and beautiful flower gardens!! There is a walkway to an oversized 20'x23' double detached garage. Gemstone lights have been installed on the front of the house AND it even has central vac and A/C!!! The pride of ownership is very evident in this home!! This great family home is walking distance to schools and the shops and stores in the Cooper's Town Promenade. it is also an easy commute to/from Calgary with the new 40th Ave overpass!! Don't miss your chance to own this gem!! Book your private showing before it's too late!

Garage shelves, work table in garage, irrigation system in front and back yards, awning on deck, flower boxes on front of the house, curtain rods and blinds, shelves in baby room, attached shelves in main floor office, hot tub (as is)

Inclusions:

Property Listed By:

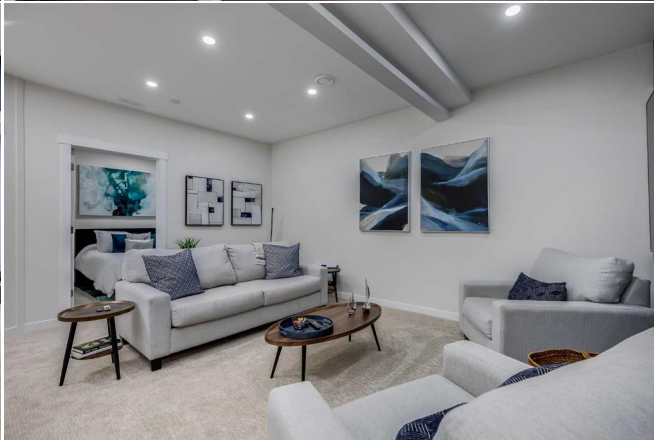
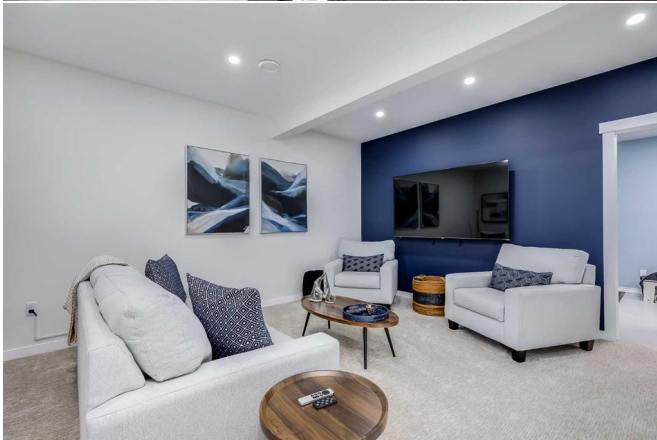
RE/MAX House of Real Estate

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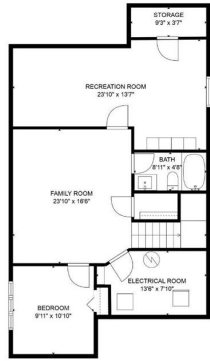












TOTAL 2870 sq. ft.
 Below Ground: 747 sq. ft., FLOOR 2: 884 sq. ft., FLOOR 3: 879 sq. ft.
 EXCLUDED AREAS: ELECTRICAL ROOM: 55 sq. ft., STORAGE: 34 sq. ft., DECK: 410 sq. ft.,
 BALCONY: 70 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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