



THE
A-TEAM

**RE/MAX
FIRST**

26 COOPERSWOOD Court, Airdrie T4B 5E9

MLS®#: **A2189047** Area: **Coopers Crossing** Listing Date: **01/26/25** List Price: **\$619,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,745 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,767**
 Low Sqft:
 Ttl Sqft: **1,767**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot,Lawn,Rectangular Lot,Street Lighting**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`4" x 2`8"
Kitchen	Main	15`4" x 8`9"
Mud Room	Main	7`0" x 8`6"
5pc Ensuite bath	Upper	5`2" x 15`3"
Bedroom	Upper	9`0" x 13`4"
Bedroom - Primary	Upper	13`10" x 11`11"

Room	Level	Dimensions
Dining Room	Main	15`4" x 8`4"
Living Room	Main	13`6" x 15`0"
4pc Bathroom	Upper	9`1" x 5`0"
Bedroom	Upper	9`6" x 10`7"
Family Room	Upper	9`8" x 13`4"
Walk-In Closet	Upper	9`1" x 5`4"

Title: **Fee Simple**
 Legal Desc: **1710266**

Zoning: **R2-T**

Remarks

Pub Rmks: **** No Condo Fee Townhome ** 3 Bedrooms | 2.5 Bathrooms | Glistening Kitchen | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Gas Stove | Stunning Upgrades | Pendant & Recessed Lighting | Wide Plank Flooring | Electric Fireplace | Upper Level Family Room | Upper Level Laundry Room | Great Backyard | Double Attached Garage | Driveway. Welcome home to this stunning 2-storey no condo fee townhome boasting 1,767SqFt throughout the main and upper levels with an additional 808SqFt in the unfinished basement. Pull up to a gorgeous red brick and vinyl siding exterior with a double car garage and driveway! Open the front door to a tiled foyer with closet storage for a clean and organized space. The main level has a beautiful, bright and welcoming open floor plan perfect for entertaining friends! This space is full of natural light as its framed with large windows. Your kitchen is outfitted with a sparkling white quartz countertop, stainless steel appliances, a gas stove, smart fridge, full height cabinets, and a modern backsplash. The large centre island is a great space for small meals and socializing while cooking! The dining room is spacious and fits a table of 6 for day to day meals and when you're hosting, put a leaf in the table for your dinner party! The living room is centred with an electric fireplace with a TV ready wall above. The door between the dining and living room leads to the backyard making indoor/outdoor living easy! Off the kitchen is a walk-through pantry and mudroom to the interior garage door that makes unloading your groceries easy. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 bathrooms, a family room and laundry room. The primary bedroom is beautiful with a deep walk-in closet and private 5pc ensuite. The ensuite has a double vanity, a deep soaking tub and walk-in shower. Bedrooms 2 & 3 are both a great size and bedroom 2 has a walk-in closet! The main 4pc bath has a tub/shower combo and single vanity with storage below. The upper level family room is a great and comfortable space to unwind in the evenings with your family. The laundry located upstairs is every home owner's dream as its near all the bedrooms and has cupboard storage! Downstairs, the unfinished basement is ready for you to add your personal touch! With 808Sqft and rough-in plumbing in place; this space is a blank canvas to be crafted to fits your family's needs! Outside is a gorgeous private backyard with a patio for outdoor dining and plenty of lawn space to enjoy in the summer months! This home is in pristine condition and is with it's original owner! Located just steps from Coopers Promenade, schools, parks, amenities and a quick exit out of the city you couldn't ask for anything more! Hurry and book a showing at your stunning home today!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Crown**

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











