



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1141 COOPERS Drive, Airdrie T4B 0Z8**

MLS®#: **A2191557**      Area: **Coopers Crossing**      Listing Date: **01/31/25**      List Price: **\$1,275,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **6,088 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,815**  
 Low Sqft:  
 Ttl Sqft: **1,815**

DOM

**1**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Landscaped,Private**  
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Stone**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,French Door,High Ceilings,No Smoking Home,Quartz Counters,Storage,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>13`6" x 9`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`1" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 13`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>11`11" x 8`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`2" x 14`9"</b>	<b>Office</b>	<b>Main</b>	<b>9`1" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 12`6"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	
<b>Bedroom</b>	<b>Lower</b>	<b>15`1" x 15`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`3" x 12`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>33`8" x 32`6"</b>			

Title:  
**Fee Simple**  
Legal Desc:

**1013390**

Zoning:  
**R1**

Remarks

Pub Rmks:

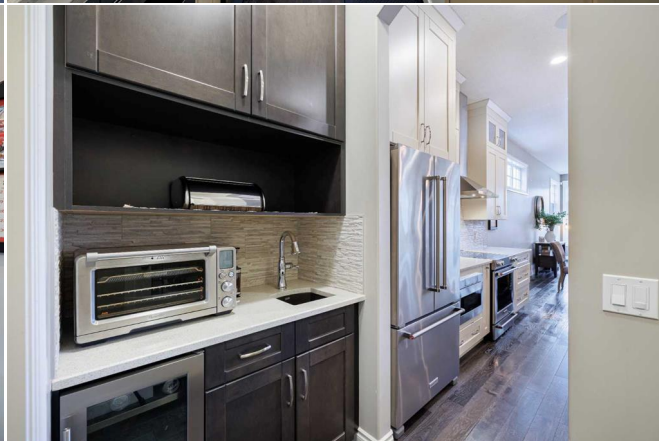
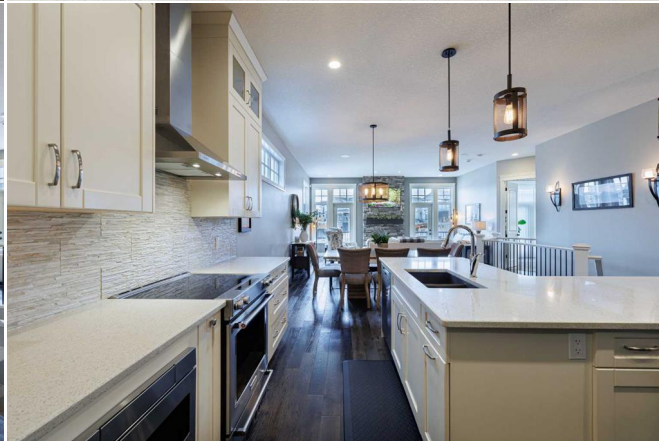
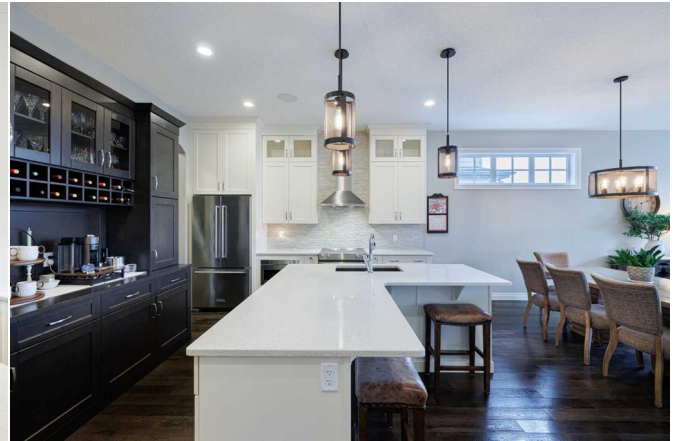
**This stunning estate walk-out bungalow is a peaceful retreat nestled on the edge of a serene, quiet pond. Surrounded by mature trees and lush greenery, the property offers a perfect blend of natural beauty and elegant living. As you approach the home, a sweeping driveway leads to a grand entrance with sophisticated architectural details, including stone accents and a welcoming covered porch. Inside, the open-concept layout boasts soaring 10ft ceilings, expansive windows, and premium finishes, creating a bright and inviting atmosphere. The gourmet kitchen features upgraded appliances, custom cabinetry, builtins, a butler's pantry, a separate pantry, and a spacious island, ideal for culinary creations and gatherings. Adjacent to the kitchen is an oversized dining area in the heart of this home perfect for any sized gathering. The great room is a focal point, with a statement fireplace and windows framing tranquil views of the water. The primary suite offers a private sanctuary, complete with a luxurious spa-inspired ensuite, huge closet and direct access to the deck. Other features on the main floor is a large bedroom, adjacent 4 piece bathroom, laundry room with builtins, rear bench with storage, a perfect sized office and multiple storage closets. The walk-out lower level is an entertainer's dream, featuring a large recreation area, wet bar, exercise area, home theater, 2 additional bedrooms, a 4 piece bathroom and massive storage room that has the audio tower controlling all the speakers throughout. Large windows and doors open to a covered patio, seamlessly connecting indoor and outdoor spaces. Step outside to discover beautifully landscaped grounds leading to the edge of the bike path and pond, where wildlife sightings and gentle breezes create a peaceful ambiance. This estate walk-out bungalow offers a rare combination of sophisticated design, modern comforts, and natural serenity — a true haven for those seeking an elegant lifestyle surrounded by nature. A few nice to haves A/C, heated garage, Gemstone lights, gas line for bbq, epoxy floors in the garage, home theatre with projector and screen, 9 ft ceilings in basement and much more. Lastly, close proximity to schools, parks, pathway systems, shopping, cafe's, restaurants, bars, and transportation routes.**

Inclusions:  
Property Listed By:

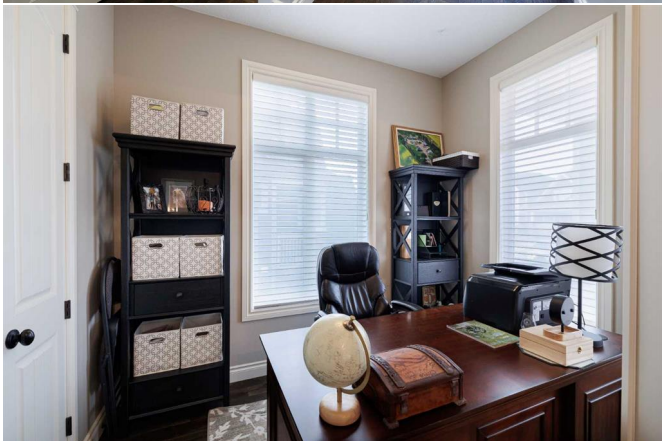
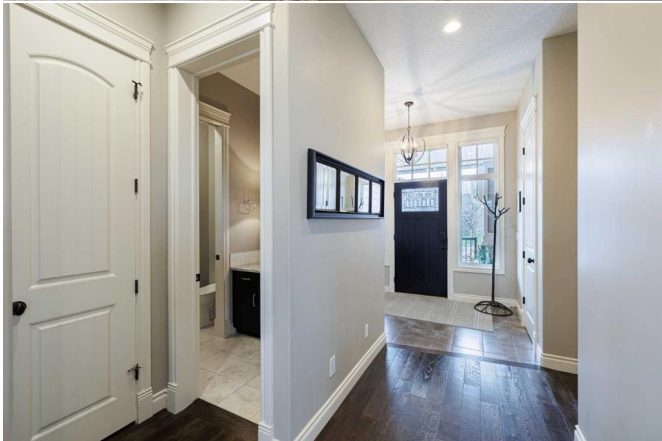
**Bar fridge x2, TV and mount x4, projector and screen, alarm, ceiling speakers, audio tower, all speakers, mirrors in bathrooms, gemstones, garage heater RE/MAX First**

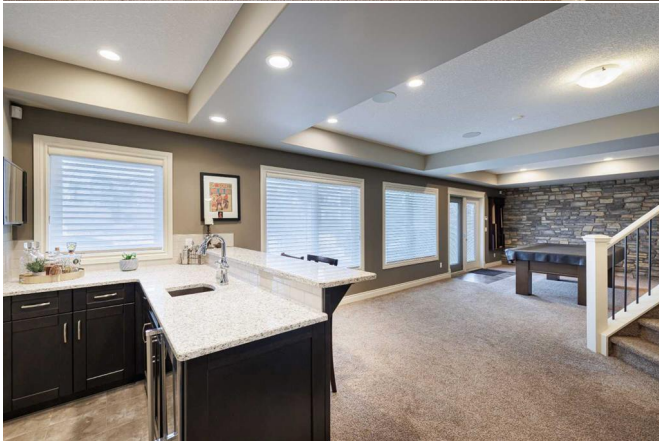
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

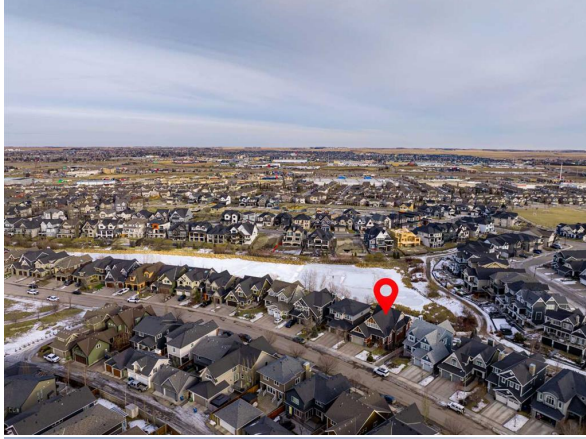
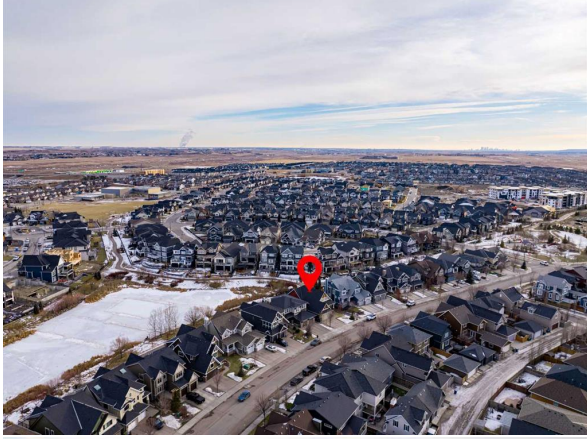
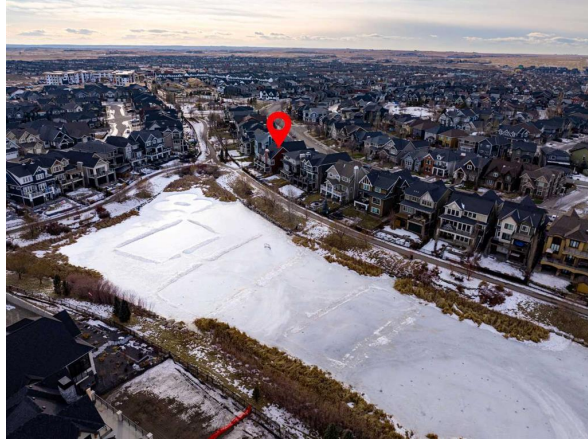
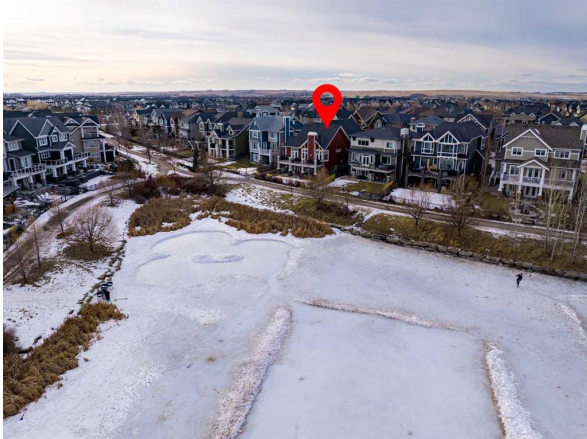












**1141 Coopers Dr SW, Airdrie, AB**  
 Main Floor    Gross Area 1114.17 sq ft    Excluded Area 495.46 sq ft



0 5 10  
 PREPARED: 2023/12/11  
 BigGuide

\*Walls, cupboards are excluded from total floor area in i-GUIDE. Best photo. All room dimensions and floor areas are considered approximations and are subject to independent verification.

1141 Coopers Dr SW, Airdrie, AB

Basement (Below Grade) Exterior Area 188.54 sq ft



0 4 8

PREPARED: 2025/01/11



While figures are included from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.