



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**235 COOPERS Cove, Airdrie T4B 4C3**

MLS®#: **A2195486**      Area: **Coopers Crossing**      Listing Date: **03/07/25**      List Price: **\$1,167,000**  
 Status: **Pending**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2021**      Abv Sqft: **1,720**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,963 sqft**      Ttl Sqft: **1,720**  
 Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Garden,Gazebo,Landscaped,Low Maintenance Landscape,Many Trees,Treed**  
 Park Feat: **Aggregate,Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt**      Construction: **Stone,Stucco**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Lighting**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Gas Range,Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`4" x 7`10"	Kitchen	Main	17`8" x 15`3"
Dining Room	Main	15`1" x 7`7"	Living Room	Main	15`1" x 11`5"
Laundry	Main	6`5" x 8`3"	4pc Bathroom	Main	4`11" x 8`2"
Bedroom - Primary	Main	18`6" x 16`7"	5pc Ensuite bath	Main	12`7" x 11`0"
Walk-In Closet	Main	5`5" x 9`2"	Bedroom	Main	11`1" x 13`0"
Game Room	Basement	40`2" x 19`9"	Other	Basement	3`8" x 9`8"

<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 14`8"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`8" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 11`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`11" x 10`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`4" x 12`5"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R1**  
 Legal Desc: **1810218**

Remarks

Pub Rmks: **Massive Corner lot BUNGALOW w/ Stucco Siding - Over 3300 SF of DEVELOPMENT - Chefs Dream Kitchen - 15' 5" Vaulted Ceilings with Stunning Beams - 4 BEDROOMS & 3 FULL BATHROOMS (W/ heated tile floors) - RIGID FOAM INSULATION - AIR CONDITIONING. Voted Airdrie's Best Community for over a DECADE! The INCREDIBLE CHEF'S KITCHEN features HIGH END GE CAFE APPLIANCES, thick quartz island with seating for 4 people, full height custom cabinetry and outstanding walk-through pantry with tons of MDF Storage! The open concept dining and living area are ideal for entertaining and accented w/stone fireplace and built-in media wall, which all flowing seamlessly onto the South Facing 7900+SF LOT. Step into your exceptional PRIMARY SUITE - Gorgeous accents everywhere, room for your KING bed, South and West Windows let in a ton of light. WALK-IN CLOSETS with custom organizers, SPA-LIKE 5 PIECE ENSUITE with 10MM SHOWER, Heated Floors, Jetted Soaker Tub & Double Sinks. You could spend hours relaxing here! The Second Bedroom, currently used as an office is conveniently located near the Entrance of the home. Flowing from the Kitchen and the Entrance is your Mudroom with Lockers, Laundry with Sink and Cabinetry, and a FULL 4-Piece BATH with a Deep Soaker Tub and Heated Floors. The Lower level is Fully Developed with 2 more bedrooms big enough for teens (they have walk-in closets of their own), another 4-piece bathroom (again with heated floors), a large recreation room with plenty of space for a games table or big gym and theatre area, WET BAR with floating shelves, wine fridge, dishwasher, and quartz counters! Next to the Wet Bar is a Den which could be used as an office, wine storage, cold storage etc. The Basement has enough room for you to develop a THIRD bedroom and still have plenty of space. Outside you have an Exposed Aggregate Patio plus a SECOND Patio with Gazebo to enjoy your Summer dinners watching the Sunset. The landscaping of this home is truly exquisite, showcasing meticulous attention to detail. The lush greenery, thoughtfully placed flower beds, 7 Garden Boxes, 50 trees (plum, apple, sour cherry), all create a picturesque outdoor oasis! More amazing upgrades? 8' doors on the main level, engineered hardwood flooring throughout, acrylic stucco/stone exterior, custom window coverings, energy efficient furnace, hot water tank, vacuum system throughout. Finished garage features a durable protective floor coating & gas heater ready for winter. An easy walk to schools, The Promenade which includes Balzac Brewery, Save-on-foods, gyms and daycares! Coopers has vast lush pathways that connect to wetlands and the rest of Airdrie's impressive pathway system. Close to both St. Veronica's School and Cooper's Crossing Elementary.**

Inclusions: **Hood Fan, A/C, Vacuflow, Garage Heater, Gazebo, Shed, Garden Boxes, TV & Bracket in Living Room, Mirror in Dining Room, Basement Dishwasher, Fridge, Bar Fridge.**

Property Listed By: **CIR Realty**

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











