



THE
A-TEAM

**RE/MAX
FIRST**

1476 COOPERS Landing, Airdrie T4B 0C6

MLS®#: **A2195604** Area: **Coopers Crossing** Listing Date: **02/19/25** List Price: **\$1,329,500**
Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**
Lot Information
Lot Sz Ar: **6,068 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,141**
Low Sqft:
Ttl Sqft: **3,141**

DOM

63
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat:
Park Feat:

**Backs on to Park/Green Space,Landscaped,Street Lighting
Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,ENERGY STAR Qualified
Equipment,Fireplace Insert,Forced Air,Natural
Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction:
Concrete,Stone,Stucco,Wood Frame
Flooring:
Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No
Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`0" x 15`9"	Dining Room	Main	15`5" x 13`8"
Living Room	Main	17`11" x 16`0"	Den	Main	13`6" x 9`11"

Bonus Room	Upper	16`1" x 15`4"	Laundry	Upper	10`3" x 5`11"
Family Room	Basement	22`7" x 21`3"	Furnace/Utility Room	Basement	12`10" x 11`7"
Bedroom - Primary	Upper	16`0" x 16`0"	Bedroom	Upper	11`8" x 10`10"
Bedroom	Upper	12`6" x 11`4"	Bedroom	Upper	11`9" x 11`5"
Bedroom	Basement	14`8" x 12`8"	Flex Space	Basement	15`2" x 11`11"
2pc Bathroom	Main	6`7" x 4`11"	4pc Bathroom	Upper	12`5" x 4`11"
4pc Bathroom	Upper	8`5" x 4`11"	5pc Ensuite bath	Upper	18`7" x 7`2"
3pc Bathroom	Basement	8`0" x 4`11"			
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R1				
Legal Desc:	2110646	Remarks			

Pub Rmks:	<p>Prepare to be impressed by this IMPECCABLE home, nestled in the acclaimed COOPERS CROSSING estates community! Offering 4,287 sq. ft. of total living space, this residence features 5 bedrooms, 5 bathrooms, and a 3-car front garage. Step inside to a main floor that exudes elegance with 10' ceilings and 8' passage doors. The great room, crowned with a coffered ceiling, sets the tone for the open-concept layout, which includes a versatile den/flex room with French-style double doors, a spacious powder room, a functional mudroom with built-in storage and bench, and a walk-in back closet. The GOURMET kitchen is a chef's dream, featuring quartz countertops, HIGH-END built-in stainless steel appliances, floor-to-ceiling cabinetry, and a walkthrough pantry with ample storage. The dining area seamlessly flows to the rear patio, where the beautifully landscaped yard and pergola create the perfect setting for hosting gatherings and making cherished memories with loved ones. Ascend the BREATHTAKING staircase illuminated by step lighting, leading to the upper level. The generously sized bonus room, outfitted with built-in speakers, serves as an ideal retreat for relaxation and entertainment. The MODERN laundry room offers unparalleled convenience with a sink, ironing countertop, upper cabinets, and a floor drain. The primary suite is the pinnacle of luxury, designed as your personal sanctuary. It boasts a striking built-in feature wall, an expansive walk-in closet that offers storage for even the most extensive wardrobe, and a lavish 5-piece ensuite. Relax in the 42" x 72" soaker tub, or rejuvenate in the steam shower, with heated flooring underfoot. Two expansive bedrooms are connected by a Jack-and-Jill 5-piece ensuite, while a third is thoughtfully positioned near a 3-piece bathroom with a tiled shower. The fully finished basement offers a generous recreation area complete with a wet bar and built-in speakers. This level also features a spacious bedroom, a versatile flex space ideal for a gym or home office, a full bathroom with a tiled shower, and storage. The expansive 3-car garage is a car enthusiast's dream, boasting sleek epoxy flooring and custom-built shelving. This home is brimming with additional features, including triple glazed windows, a stucco/stone exterior, custom window coverings, engineered hardwood flooring, and luxury vinyl plank flooring in the basement. Additional amenities include 2 energy-efficient furnaces, a hot water tank, 2 HRVs, central air conditioning (double unit), rough-ins for radon mitigation/central vacuum, heated flooring in most bathrooms, advanced security system, and a stylish lighting fixture that doubles as a ceiling fan on the main level. Perfectly located within walking distance to St. Veronica and Coopers Crossing schools, Coopers Town Promenade, and picturesque walking paths, this MOVE-IN READY home offers the pinnacle of luxury living in one of the area's most sought-after communities. Don't wait—secure your dream home today!</p>
Inclusions:	N/A
Property Listed By:	eXp Realty

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









