



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

Finished Floor Area  
 Abv Sqft: **3,141**  
 Low Sqft:  
 Ttl Sqft: **3,141**

DOM

**3**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Backs on to Park/Green Space,Landscaped,Street Lighting**  
 Park Feat: **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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 15`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`5" x 13`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`11" x 16`0"</b>	<b>Den</b>	<b>Main</b>	<b>13`6" x 9`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>16`1" x 15`4"</b>	<b>Laundry</b>	<b>Upper</b>	<b>10`3" x 5`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>22`7" x 21`3"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`10" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 16`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 10`10"</b>

**Bedroom** Upper 12`6" x 11`4"  
**Bedroom** Basement 14`8" x 12`8"  
**2pc Bathroom** Main 6`7" x 4`11"  
**4pc Bathroom** Upper 8`5" x 4`11"  
**3pc Bathroom** Basement 8`0" x 4`11"

**Bedroom** Upper 11`9" x 11`5"  
**Flex Space** Basement 15`2" x 11`11"  
**4pc Bathroom** Upper 12`5" x 4`11"  
**5pc Ensuite bath** Upper 18`7" x 7`2"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **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!**

Inclusions: N/A  
 Property Listed By: eXp Realty

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















