



THE
A-TEAM

**RE/MAX
FIRST**

1512 COOPERS Point, Airdrie T4B 4K6

MLS@#: **A2197259** Area: **Coopers Crossing** Listing Date: **02/26/25** List Price: **\$1,088,000**
 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: **5,585 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,455**
 Low Sqft:
 Ttl Sqft: **2,455**

DOM
-0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Private,See Remarks**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Oversized,See Remarks,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,See Remarks,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,See Remarks,Tile**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,See Remarks**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Storage,Vaulted Ceiling(s),Wet Bar**
 Utilities: **Cable Available,Electricity Available,Natural Gas Available,Phone Available,See Remarks,Sewer Connected,Water Available,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Zoning: **R1-U**

Remarks

Pub Rmks: **Unique opportunity to own a brand-new home in a very quiet Cul-de-Sac of Coopers Point! This NEW, Never Occupied property in the prestigious community of Coopers Crossing is custom-built by Harder Homes Ltd, a 2019, 2020 & 2021 BUILD Award Winner. This beautiful 2 storey spacious home has 3,329 Sq.Ft. of developed space, \$80K in high end upgrades, 4 bedrooms in total and a tandem oversized garage where you can park 3 cars. Open concept main floor plan has an inviting huge foyer boasting into a big living/family room with a linear fireplace surrounded by stone, mantel & floating shelves on each side, custom kitchen, huge center island, high-end S/S appliances with modern fridge/freezer, built-in microwave, gas range, custom wood chimney for the range hood, spacious dining area & a great size office room. The upper level offers a spacious primary bedroom retreat with deluxe 5pc en-suite, dual sink, make-up desk, tub, separate tiled shower with seating bench & a large walk-in closet, 2 more bedrooms with closets, 2nd 5pc bathroom with double sinks & a separate tub/shower enclosure, a large bonus room and a big laundry room with lower + upper cabinets, sink, quartz countertops and a rod to hang your favorite clothes. Fully developed basement with 874 Sq.Ft. has humongous recreational/media area room, wet bar, great size 4th bedroom, full 4pc bathroom & a big mechanical/storage room. Property has features like: white kitchen cabinets up to the ceiling with oversized island, premium quartz all through the house, accent ceiling details above the dining area, wainscoting in the office, custom built-in closets all throughout, 9' ceilings on the main floor & basement, 8' doors on the main floor, upgraded lighting package, humongous double tandem garage, unique outside elevation and color scheme, sloped roof lines & more. The property is located within walking distance to Coopers Plaza Promenade, Coopers Crossing green space trails, parks, schools & a lot more. Call to book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Masters**

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













