



THE
A-TEAM

**RE/MAX
FIRST**

1313 COOPERS Drive, Airdrie T4B 3T7

MLS®#: **A2203161** Area: **Coopers Crossing** Listing Date: **03/22/25** List Price: **\$629,500**
 Status: **Active** County: **Airdrie** Change: **-\$11k, 03-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2013**
 Lot Information
 Lot Sz Ar: **4,013 sqft**
 Lot Shape: **21.89m x 17.25m x 33.45m x 14.85m**
 Access:
 Lot Feat: **Back Lane, Back Yard, Corner Lot**
 Park Feat: **See Remarks, Single Garage Detached**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Tile**
 Sewer: **Private Yard** Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`5" x 12`10"	Dining Room	Main	14`6" x 11`6"
Living Room	Main	15`8" x 13`3"	Living Room	Basement	26`8" x 13`7"
Laundry	Main	8`4" x 6`7"	Bedroom - Primary	Upper	15`5" x 12`11"
Bedroom	Upper	13`4" x 9`5"	Bedroom	Upper	9`11" x 9`9"
Bedroom	Basement	13`11" x 11`8"	Walk-In Closet	Upper	8`4" x 4`4"
2pc Bathroom	Main	6`7" x 4`11"	4pc Bathroom	Upper	8`11" x 5`11"
5pc Ensuite bath	Upper	14`7" x 5`9"	4pc Bathroom	Basement	7`8" x 4`11"

Title: **Fee Simple**
Legal Desc: **1312630**

Zoning: **R2**

Remarks

Pub Rmks: **Welcome to this exquisite former showhome, located in the highly desirable community of Coopers Crossing! This beautifully designed semi-detached home offers 4 spacious bedrooms, 3.5 bathrooms, and an open-concept layout that is both luxurious and functional. As you enter, you'll be welcomed by an abundance of natural light and premium finishes throughout. The main level features a bright and inviting living room with large windows, a gourmet kitchen complete with high-end stainless steel appliances, sleek cabinetry, a spacious island, and gorgeous granite countertops—ideal for both meal prep and entertaining. Air conditioning will allow the space to remain the perfect temperature, even in the warm summer months. The spacious floor plan flows effortlessly into the expansive backyard. This large outdoor space is perfect for hosting summer gatherings, relaxing, or creating your own private oasis. Upstairs, the master suite is a true retreat with vaulted ceilings that add to the sense of grandeur and openness. The room includes a walk-in closet and a luxurious en-suite bathroom with a soaking tub, separate shower, and dual vanities. Two additional well-sized bedrooms are also located on the second floor, ideal for children, guests, or a home office. The fully finished basement adds even more functional living space, with a fourth bedroom, full bathroom, and large family room—perfect for a home theater, game room, or extra space for entertaining. This home also features a convenient EV charger in the single detached garage, catering to eco-conscious buyers who value sustainability and modern convenience. There is an additional parking pad to provide easy parking for two vehicles. Located in the beautiful Coopers Crossing community, this home offers easy access to scenic parks, walking trails, top-rated schools, shopping, and a wide range of amenities. With its luxurious features, large backyard, vaulted ceilings in the master suite, EV charger, and meticulous craftsmanship, this former showhome is a must-see.**

Inclusions: **Shelving Attachments in Garage**
Property Listed By: **Real Broker**

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









