



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 COOPERSTOWN Place, Airdrie T4B 3T7**

MLS®#: **A2205993**      Area: **Coopers Crossing**      Listing Date: **03/26/25**      List Price: **\$774,800**  
 Status: **Pending**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **4,460 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,191**  
 Low Sqft:  
 Ttl Sqft: **2,191**

DOM

**10**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat:  
 Park Feat:

**Back Lane,Back Yard,Corner Lot,Gazebo,Landscaped,Level,Pie Shaped Lot,Private Driveway,Front Drive,RV Access/Parking,Tandem,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,Jetted Tub,Pantry,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 6`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`7" x 5`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 17`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 13`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`11" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`10"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`8" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 13`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 10`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 8`8"</b>	<b>Family Room</b>	<b>Second</b>	<b>14`0" x 15`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`10" x 14`1"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>12`10" x 4`6"</b>

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

Zoning: **R1-U**

Remarks

Pub Rmks: **Presenting 116 Cooperstown Place. A STUNNING Family Home with TRIPLE Car tandem Garage, RV Parking & large pie shaped backyard! Fall in LOVE with this IMMACULATE property, ideally located on a QUIET crescent in the highly SOUGHT AFTER community of Cooper's Crossing!! The owners have meticulously maintained this property, and it still feels brand new! As you approach the inviting front porch and enter this open-concept home, you'll immediately be impressed by the beautiful HARDWOOD floors that flow seamlessly throughout the main floor. The spacious kitchen is a chef's dream, featuring a GAS cooktop, stunning white cabinetry, GRANITE countertops, STAINLESS STEEL appliances, and a massive pantry — perfect for families. The bright and airy dining area flows effortlessly into the living room, which is perfect for entertaining family and friends, complete with a cozy gas fireplace. Step outside to the spacious south-facing deck that overlooks your gorgeous backyard which is complete with gazebo (included), gasline for your BBQ and back alleys directly beside and behind the property for added privacy and convenience! If you have an RV, boat, trailer or just need room for parking you are going to want to put this one on your MUST SEE LIST!! You will LOVE the massive RV parking pad, accessible through a back alley gate. Head upstairs where you'll find 4 generously sized bedrooms and a central bonus room, ideal for families. Two of the spare bedrooms come with large walk-in closets, and the king-sized primary suite is a true retreat. It boasts a LUXURIOUS 5-piece ENSUITE, complete with a double granite vanity, a gorgeous soaker tub, walk-in shower, makeup area, & spacious WALK IN closet!! You won't want to leave! Convenience is key with upstairs laundry, and the bright bonus room with vaulted ceilings is perfect for family movie nights. The basement is already roughed-in for a bathroom and offers a perfect setup for future development. This is one of the best designs that you will find and it is immaculate from top to bottom!! Stop paying for RV storage, park in your triple car garage, enjoy the AC during the hot summer months and pack your bags because this one is 100% MOVE IN READY!!!**

Inclusions: **Gazebo, AC, Main Floor TV mount, garage shelving & work bench**  
 Property Listed By: **Real Broker**

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























