

\$1,200,000 - 1145 Coopers Drive Sw, Airdrie

MLS® #A2205208

\$1,200,000

4 Bedroom, 4.00 Bathroom, 2,608 sqft

Residential on 0.14 Acres

Coopers Crossing, Airdrie, Alberta

THIS BEAUTIFUL WATERFRONT WALKOUT "HARDER BUILT" HOME HAS IT ALL !! This LUXURIOUSLY FULLY FINISHED home located in the highly desirable Executive Estates Homes area of the Coopers Crossing Community greets you with an IMPRESSIVE FOYER and it becomes quite apparent that no expense has been spared in the creation of this masterpiece. The kitchen features quartz complemented by HIGH END cabinetry, under cabinet lighting, ample storage space, upgraded appliances and a Butler's™ pantry with a wine cooler ! With 9' ceilings, a main floor office, a beautiful fireplace in the living room, and large windows that overlook the upper deck, the beautifully landscaped back yard and the pond, which becomes the neighbourhood hockey / skating rink in the winter ! The upper level features a generous Master Retreat with Walk-In Closet & SPA-LIKE 5pc ensuite. An open Bonus Room, 2 secondary bedrooms, laundry room with sink and cabinetry, and a 4 piece bath complete the upper level. The professionally developed WALKOUT level is host to a FAMILY ROOM / REC SPACE with access to your lower level covered patio, the 4th Bedroom with a walk in closet, & another full bath.....space that is perfect for older children or guests! Speaker system, Air Conditioning, ON DEMAND HOT WATER, Built-ins, energy efficient home, EPOXY garage floor and an exposed aggregate driveway are just a few more great features to note! Close to all amenities,



walking paths, parks & Schoolsâ€¦THIS IS
YOUR PERFECT "HOME SWEET HOME " !

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205208 |
| Price | \$1,200,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,608 |
| Acres | 0.14 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1145 Coopers Drive Sw |
| Subdivision | Coopers Crossing |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 0Z8 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl |
|-------------------|---|

| | |
|-----------------|--------------------------------|
| | Windows, Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air, Partial |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Brick Facing, Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Sloped Down, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Mixed, Wood Frame, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 8 |
| Zoning | R1 |
| HOA Fees | 94 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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