



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102 Cooperstown Lane SW
Airdrie, Alberta

MLS # A2255078



\$1,049,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,844 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 8 barstools up and down, movie projector, decorations in movie room, 4 movie room chairs, backyard natural gas firetable

Welcome to luxury living in the heart of Coopers Crossing. This stunning, fully developed estate home offers over 4,000 sq. ft. of luxurious living space, perfectly designed for family life and entertaining. Designed with exceptional attention to detail and loaded with premium upgrades, this home delivers a perfect balance of function, comfort, and style. Step inside to discover Brazilian mahogany hardwood floors, 9' ceilings, and built-in ceiling speakers with zone control throughout the main level. The bright and open floor plan features a cozy living room with a gas fireplace, a private front office, and a powder room. The kitchen is made for entertaining, showcasing stainless steel appliances, double wall ovens, two dishwashers, granite countertops, and a massive island perfect for gathering. A walk-through pantry connects to a well-organized mudroom and a hidden storage room with secondary laundry hookups. Upstairs, the spacious primary suite offers a true retreat experience with a spa-inspired 5-piece ensuite, a walk-through closet with custom built-ins, and direct access to the upper laundry room. You'll also find three additional generously sized bedrooms and a 4-piece bathroom with heated tile floors. The fully finished basement is an entertainer's dream, featuring in-floor heating, a large rec room, a wet bar with a stunning Black Marinace stone countertop, a soundproofed theatre room wired for surround sound, and a full 3-piece bathroom. Enjoy your low-maintenance backyard oasis with composite decking, custom stone patio, underground sprinklers, and a convenient walk-through shed for storage and rear access. Additional features include: Heated floors in mudroom, hidden room and main floor pantry Oversized heated garage with in-floor heating and professional epoxy flooring Dual furnaces and A/C units Water softener and

boiler system for in-floor heating Central vacuum system Thoughtful built-in storage throughout Perfectly located within walking distance to schools, playgrounds, scenic pathways, and Coopers Promenade shops and services, this home truly has it all.