



GRASSROOTS
REALTY GROUP

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243 Coopers Cove SW
Airdrie, Alberta

MLS # A2276996



\$1,199,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,043 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Garage heater, security camera, central vacuum		

Welcome to this exceptional custom-built luxury residence situated in the prestigious community of Coopers Crossing, this refined two-storey home offers nearly 4,000 sq.ft. of meticulously designed living space, blending elegance, comfort, and timeless craftsmanship. With 4 generously sized bedrooms and 3.5 beautifully appointed bathrooms, this home delivers a grand first impression from the moment you step inside the impressive front foyer, featuring soaring double-height ceilings, a bespoke staircase with wrought iron railing, and a striking designer chandelier. The main level showcases elevated finishes and exceptional attention to detail, highlighted by rich custom millwork, expansive ceilings, a private office, and a versatile flex space suited for modern luxury living. The gourmet kitchen serves as the centerpiece of the home, complete with premium built-in appliances, a sleek gas range, thoughtfully designed cabinetry, and sophisticated finishes throughout. The adjoining dining area comfortably accommodates a 10-person table, ideal for hosting elegant gatherings, while the oversized island provides additional seating and functionality. The living room is both refined and inviting, offering custom built-ins and a dramatic fireplace framed by bold black tile, creating a modern yet timeless focal point. Upstairs, the custom staircase leads to an oversized bonus room with built-in entertainment cabinetry, perfect for relaxation or entertaining. The primary retreat is truly impressive, featuring double-door entry, designer wall detailing, integrated speakers, and a stunning fireplace. The spa-inspired ensuite is equipped with a double vanity, deep soaker tub, and an expansive steam shower, delivering a true resort-like experience. Two additional spacious bedrooms complete the upper level, each offering its own walk-in closet. The fully developed basement continues the

luxury theme, designed as an entertainer's retreat with custom built-ins and a generous wet bar ideal for showcasing fine spirits. A fourth bedroom and full bathroom complete the lower level, providing exceptional comfort for guests or extended family. Additional premium features include central air conditioning, central vacuum system, and a heated garage designed for year-round convenience. The garage is further enhanced with a fully equipped kitchen setup, ideal for cooking spicy or aromatic foods, offering both practicality and thoughtful design. This remarkable home offers sophisticated living in one of Airdrie's most sought-after communities. Book your private showing today and experience this stunning property firsthand.