



**GRASSROOTS**  
REALTY GROUP

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

**135 Coopers Hill SW**  
**Airdrie, Alberta**

**MLS # A2278294**



**\$1,299,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,001 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

<b>Heating:</b>	In Floor, Fireplace(s), Geothermal, Other, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), See Remarks, Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Projector & Screen, Subwoofer, Amplifier, In ceiling speakers		

Welcome to an extraordinary custom-built, top-of-the-line geothermal estate tucked away on a quiet cul-de-sac in Airdrie's most prestigious community—Coopers Crossing. Backing west onto green space, parks, and walking paths, this fully finished walkout home offers breathtaking sunsets, ultimate privacy, and a lifestyle few properties can match. Designed with no expense spared, this 5-bedroom, 3.5-bathroom residence blends striking architecture with leading-edge green technology, including geothermal heating & cooling, ICF foundation, tankless hot water on demand, in-floor radiant heating, and a heated oversized garage with hot & cold taps. Freshly painted in 2025, the home showcases timeless elegance with modern efficiency. Inside, you are greeted by soaring 9' ceilings, crown molding, coffered details, extensive wall paneling, and a custom curved staircase that gracefully winds through all three levels. Rich cherry wood cabinetry, engineered hardwood, built-ins throughout, and upgraded lighting reflect exceptional craftsmanship and attention to detail. The chef's kitchen is truly impressive, featuring high-end stainless appliances, a built-in Electrolux fridge/freezer, gas cooktop, prep sink, and an incredible Butler's pantry with coffee station offering endless storage. Entertain effortlessly in the formal dining room or relax in the sun-filled living areas framed by expansive windows. Upstairs, the vaulted bonus room is a showstopper—complete with a full home theatre setup (projector, screen, amplifier, and subwoofer included). The primary retreat is a private sanctuary with a spa-like en suite, walk-in closet, and a separate reading/relaxation den. The fully developed walkout basement adds a home gym/craft room, additional bedrooms, bathroom, and exceptional storage. Step outside to enjoy multiple

lower aggregate patios, two-tier decks, pergolas, a wood-burning exterior fireplace, and stunning professional landscaping complete with waterfall feature, stonework, underground sprinklers, and five cultured-stone retaining walls with custom caps. Additional highlights include screened-in upper balcony with gas line, exposed aggregate driveway with stamped border, central vacuum, in-ceiling speaker system, water softener, acrylic stucco exterior, and unbelievable curb appeal that feels straight out of a castle. Located in a family-friendly executive enclave, within walking distance to schools, parks, and amenities, and offering easy access out of town—this is more than a home; it’s a dream property and a rare opportunity to own one of Coopers Crossing’s finest residences. Book your private tour today and get ready to be blown away with this home’s impressive features!