



**616 Coopers Crescent SW  
Airdrie, Alberta**

**MLS # A2296090**



**\$1,185,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,661 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped,		

<b>Heating:</b>	In Floor, Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** 2 Air conditioner units, Garage Remote, All Window Coverings

This former Crystal Creek show home is the definition of opulence and luxury. Located directly across the street from Coopers Pond, this 4 bedroom, 3.5 bathroom stunner truly has it all. Curb appeal is evident as you approach the home welcoming you before you even enter. As you come inside, you are immediately greeted with high ceilings and gorgeous wood floors that span the main level. Your eyes will be drawn to the infinite details that are impossible to miss such as the wood beams on the ceiling above your dining room, which is framed with a double-sided fireplace set into a stone wall and accompanied by a classy wine bar. The kitchen is a chef's dream equipped with ultra-high-end Viking stainless steel appliances, 2 different types of stone countertops, tons of cabinetry and drawers featuring every upgrade available when the home was constructed. The open floor plan flows from your kitchen into your dining room and through to your large living room overlooking the north facing back yard making this the perfect space for entertaining or for quiet nights at home with the family. A beautiful sliding door allows for ease of access to your large, covered deck, creating the best indoor/outdoor cooking and dining experience. Your half-bathroom with custom wallpaper and a fully equipped laundry room finish off the main level before heading upstairs. With a truly unique design feature exclusive to this home, the home office is a show piece in itself, featuring a gorgeous feature wall framing 3 large south facing windows looking over Coopers Pond and bathing the space in natural light. Your home office has been taken to a level you have never seen before! The bonus room is a great size for family movie nights and offers you a built in desk area for homework or arts and crafts. The primary suite is something you would see in a high end New York hotel and is the perfect space to

make your own retreat. The bedroom itself is huge and will easily fit your king-size bed and all of the accompanying bedroom furniture. The spa inspired ensuite is to die for with gorgeous tile floors, an upgraded dual vanity, a massive soaker tub, and a walk-in shower with custom tile work and a seat. Your large walk in closet finishes off the primary suite before heading to the second and third bedrooms which are in a separate wing upstairs. Both are a great size and have direct access to the 4 piece bathroom located between the two bedrooms. The basement is fully finished and is an entertainer's dream. You have your own wet bar with a fridge as well as a games area and large living space making it optimal to host friends and family for the big game or just a game night at home. The guest bedroom is a great size and is tucked into a private corner of the basement right beside another full bathroom. This home has dual furnaces, dual air conditioners, in floor heating, a triple tandem garage ,and hot water on demand. The large lot gives you a tranquil back yard backing on to green space.