



**286 Coopers Cove SW  
Airdrie, Alberta**

**MLS # A2123491**



**\$1,349,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		

**Inclusions:** Garage Heater

STUNNING WALKOUT BUNGALOW situated on a corner lot with OVER 3500 SQ FT of developed living space, backing onto the pathway/park that leads to Central Pond and St. Veronica School in prestigious Coopers Crossing Estates. LUXURY PROPERTY offering 4 BEDROOMS + Office/Den and 3 FULL BATHROOMS (with heated tile floors), with a FULLY DEVELOPED WALKOUT BASEMENT. The spacious open main level layout boasts 10' ceiling throughout and 11' ceilings in both the living room and primary bedroom. The INCREDIBLE CHEF'S KITCHEN features HIGH END DACOR APPLIANCE PACKAGE, a large mitered-thick edge quartz island, full height custom cabinetry, and a walk-through pantry. The open concept dining and living area are ideal for entertaining and accented with a stoned floor-to-ceiling fireplace and built-in media wall, all flowing seamlessly on to the full length rear deck overlooking the pathway. The multi-purpose front den with French style windows is ideal for an office, optional bedroom, or formal dining. Main level OWNER SUITE is adjoined to the SPA-LIKE 5 PIECE ENSUITE with STEAM/rain/hand-held SHOWER, freestanding tub, dual vanities! DOUBLE walk-in (HIS/HER) CLOSETS with custom organizers and direct rear deck access round out this exceptional owner's suite. Lower WALK-OUT level is fully developed with a large recreation room, wet bar with dual zone wine cooler, and floating shelves, all of which access out to a PRIVATE covered below grade exposed aggregate patio and perfectly landscaped yard (with gated access to the pathway). The lower level additionally offers three spacious bedrooms, a 4 piece bath, and AN ELEGANT WINE ROOM. The professional landscaping of this home is truly exquisite, showcasing meticulous design and attention to detail (over \$80,000 spent in

2023). The lush greenery, thoughtfully placed flower beds, and abundance of trees create a picturesque outdoor oasis. The landscaping is enhanced by the addition of low voltage lighting, which adds a soft, inviting glow to the yard in the evening hours. The strategic placement of lights along pathways, around trees, and highlighting architectural features adds both beauty and functionality, ensuring that the outdoor space can be enjoyed day or night. The seemingly unending list of upgrades in this spectacular property include: triple glazed windows, & doors on the main level, engineered hardwood flooring throughout, high end acrylic stucco/stone exterior, custom window coverings, energy efficient furnace and hot water tank, heat recovery ventilation (HRV), and rough-in radon mitigation/vacuum. The finished garage boasts a gorgeous protective floor coating and gas heater. Located within walking distance to St. Veronica and Coopers Crossing schools, local high schools, the Coopers Town Promenade (including Balzac Brewery and many other services), and miles of paths and park space, this home offers a luxurious lifestyle in a highly desired community. \*\* CLICK ICONS AT TOP FOR VIRTUAL TOUR AND VIDEO \*\*