



**1141 Coopers Drive SW
Airdrie, Alberta**

MLS # A2191557



\$1,200,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,815 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, French Door, High Ceilings, No Smoking Home, Quartz Counters, Storage, Wired for Sound		

Inclusions: Bar fridge x2, TV and mount x4, projector and screen, alarm, ceiling speakers, audio tower, all speakers, mirrors in bathrooms, gemstones, garage heater

This stunning estate walk-out bungalow is a peaceful retreat nestled on the edge of a serene, quiet pond. Surrounded by mature trees and lush greenery, the property offers a perfect blend of natural beauty and elegant living. As you approach the home, a sweeping driveway leads to a grand entrance with sophisticated architectural details, including stone accents and a welcoming covered porch. Inside, the open-concept layout boasts soaring 10ft ceilings, expansive windows, and premium finishes, creating a bright and inviting atmosphere. The gourmet kitchen features upgraded appliances, custom cabinetry, builtins, a butler's pantry, a separate pantry, and a spacious island, ideal for culinary creations and gatherings. Adjacent to the kitchen is an oversized dining area in the heart of this home perfect for any sized gathering. The great room is a focal point, with a statement fireplace and windows framing tranquil views of the water. The primary suite offers a private sanctuary, complete with a luxurious spa-inspired ensuite, huge closet and direct access to the deck. Other features on the main floor is a large bedroom, adjacent 4 piece bathroom, laundry room with builtins, rear bench with storage, a perfect sized office and multiple storage closets. The walk-out lower level is an entertainer's dream, featuring a large recreation area, wet bar, exercise area, home theater, 2 additional bedrooms, a 4 piece bathroom and massive storage room that has the audio tower controlling all the speakers throughout. Large windows and doors open to a covered patio, seamlessly connecting indoor and outdoor spaces. Step outside to discover beautifully landscaped grounds leading to the edge of the bike path and pond, where wildlife sightings and gentle breezes create a peaceful ambiance. This estate walk-out bungalow offers a rare combination of sophisticated

design, modern comforts, and natural serenity — a true haven for those seeking an elegant lifestyle surrounded by nature. A few nice to haves A/C, heated garage, Gemstone lights, gas line for bbq, epoxy floors in the garage, home theatre with projector and screen, 9 ft ceilings in basement and much more. Lastly, close proximity to schools, parks, pathway systems, shopping, cafe's, restaurants, bars, and transportation routes.