



**1145 Coopers Drive SW
Airdrie, Alberta**

MLS # A2205208



\$1,200,000

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|------------------|--|---------------|-------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,608 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, L | | |

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|--------------------|-------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Mixed, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, gas cooktop stove, hood fan, built in oven, built in microwave, built in dishwasher, beverage cooler, washer, dryer, all window coverings, 2 garage door openers with 2 remotes, (office desk and cabinet, as well as the upright freezer are negotiable)

THIS BEAUTIFUL WATERFRONT WALKOUT "HARDER BUILT" HOME HAS IT ALL !! This LUXURIOUSLY FULLY FINISHED home located in the highly desirable Executive Estates Homes area of the Coopers Crossing Community greets you with an IMPRESSIVE FOYER and it becomes quite apparent that no expense has been spared in the creation of this masterpiece. The kitchen features quartz complemented by HIGH END cabinetry, under cabinet lighting, ample storage space, upgraded appliances and a Butler's pantry with a wine cooler ! With 9' ceilings, a main floor office, a beautiful fireplace in the living room, and large windows that overlook the upper deck, the beautifully landscaped back yard and the pond, which becomes the neighbourhood hockey / skating rink in the winter ! The upper level features a generous Master Retreat with Walk-In Closet & SPA-LIKE 5pc ensuite. An open Bonus Room, 2 secondary bedrooms, laundry room with sink and cabinetry, and a 4 piece bath complete the upper level. The professionally developed WALKOUT level is host to a FAMILY ROOM / REC SPACE with access to your lower level covered patio, the 4th Bedroom with a walk in closet, & another full bath.....space that is perfect for older children or guests! Speaker system, Air Conditioning, ON DEMAND HOT WATER, Built-ins, energy efficient home, EPOXY garage floor and an exposed aggregate driveway are just a few more great features to note! Close to all amenities, walking paths, parks & Schools;THIS IS YOUR PERFECT "HOME SWEET HOME " !