



DON'T GAMBLE WITH YOUR HOME.
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1138 Coopers Drive SW
Airdrie, Alberta

MLS # A2249007



\$879,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,989 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Central, Fireplace(s), Forced Air, Humidity Control, Radiant	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers		

Inclusions: Wine fridge (2), freezer (2), 3 TVs (living room, master, upper bedroom), hot tub, gazebo, all window coverings

The one you've been waiting for in the master-planned community of Coopers Crossing! This bright, updated 4 bedroom / 3 1/2 bath home offers the perfect blend of comfort, functionality and refinement with high end touches throughout. You know you are in for something special from the welcoming foyer with its built-in bench and large walk-in closet. The living room welcomes you a gas fireplace and tray ceiling. The beautifully renovated kitchen is the heart of the home and boasts a large island with wine fridge, a pantry with stand-up freezer and high-end appliances to make entertaining and modern family living a breeze. Additional thoughtful main floor extras include a built-in desk, a mudroom with a discrete half bath and two exits to the backyard. Ascending to the upper level notice the oversized landing and illuminated tray ceiling. The upper level features a serene master bedroom with sumptuous five-piece ensuite and fantastic custom walk-in closet. The upper laundry room is a workhorse with abundant cabinets, shelving, sink and folding-height counter. The additional upper bedrooms are located on the opposite side of the home and share a main bath with smart pocket door for maximum efficiency. The lower level with 9' ceilings was built for enjoyment and features a stunning bar with 129-bottle dual zone wine fridge, large recreation room, four-piece bath and additional bedroom (currently used as a gym). The updated mechanicals include on-demand hot water heater, water softener and steam humidifier. Radiant in floor heat in the basement and central air conditioning throughout ensure year-round comfort! The private west backyard, with hot tub and gazebo, will bring hours of enjoyment for the whole family while the full stucco exterior, expansive concrete patio, Gemstone lighting and artificial turf offer a maintenance-free experience. A

paved alleyway keeps the dust down and the 24’ x 24’ garage is heated. Elevate your lifestyle while enjoying easy access to schools, green spaces, parks, shopping and restaurants. This turn-key home is the total package...book your showing before it’s gone!