

# \$1,200,000 - 1145 Coopers Drive Sw, Airdrie

MLS® #A2205208

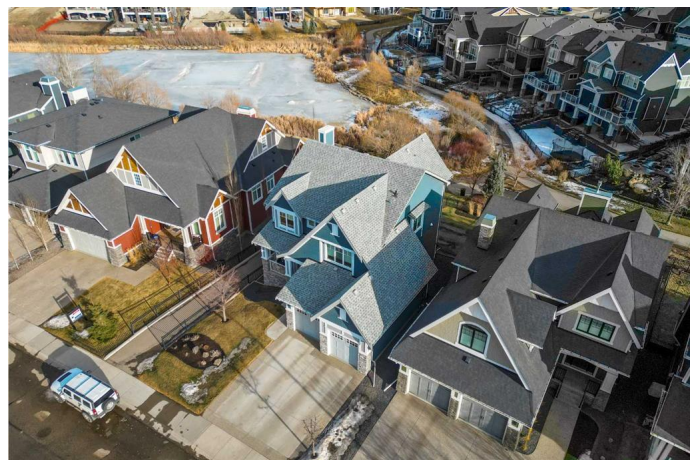
**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 2,608 sqft

Residential on 0.14 Acres

Coopers Crossing, Airdrie, Alberta

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 Butlerâ€™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 & Schoolsâ€¦THIS IS  
YOUR PERFECT "HOME SWEET HOME " !

Built in 2015

### Essential Information

MLS® #	A2205208
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,608
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1145 Coopers Drive Sw
Subdivision	Coopers Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Z8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior 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)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Sloped Down, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	7
Zoning	R1
HOA Fees	94
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.