

812 Coopers Drive SW
Airdrie, Alberta

MLS # A2305355



\$787,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,266 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: Garage heater

Unrivaled Luxury Backing onto Greenspace in Coopers Crossing! Experience the pinnacle of executive living in this beautifully appointed 2-story residence, offering over 3,250 sq. ft. of refined living space. This home makes a grand first impression with an elegant entrance leading into an open-concept main floor characterized by hardwood + tile flooring and soaring windows. The gourmet chef's kitchen is a masterpiece, featuring custom wood cabinetry, an expansive island, and high-end stainless steel appliances. A sprawling living room, anchored by a custom slate-tile fireplace, flows seamlessly into the dining areas and a dedicated home office. The upper level is a private sanctuary, headlined by a palatial primary suite complete with a deluxe 4-piece en-suite, custom makeup vanity, and a generous walk-in closet. Two additional oversized bedrooms and a second full bath complete this level. The walk-out basement is an entertainer's dream, featuring a massive media zone, gym area, and a private fourth bedroom with its own office nook. You will notice features like central A/C, in-floor heated floors in the basement, heated garage & additional great size storage shed. Step outside to a professionally landscaped oasis. Whether enjoying the view from the upper deck or relaxing by the fire-pit on the lower patio, you'll appreciate the privacy of a yard that backs directly onto a sprawling park and the community's extensive trail system. You are also within walking distance to Coopers Plaza Promenade, Coopers Crossing green space trails, parks, schools & a lot more. Call to book your private viewing today!