

**957 Coopers Drive SW**  
**Airdrie, Alberta**

**MLS # A2312513**



**\$859,900**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,409 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** A/C unit, Storage Shed, In ceiling & outdoor speakers, underground sprinkler equipment, garage heater.

Welcome to this exceptional executive home in the highly sought-after community of Coopers Crossing! Perfectly positioned at #957 Coopers Drive SW, this fully finished 2-storey masterpiece backs directly onto green space, mature trees, scenic walking paths and some of Airdrie's most prestigious real estate offerings. Built by Trillium Homes, this custom home showcases quality craftsmanship, luxurious upgrades and timeless design throughout. From the moment you arrive, the curb appeal impresses with composite front decking, mature landscaping, fruit trees, underground sprinklers with wireless phone controls, a new garage door and opener, plus a heated double attached garage. Inside, soaring foyer ceilings and a stunning custom staircase with wrought iron railing create an unforgettable first impression. The main floor offers rich tile flooring, 'ceilings, designer lighting and an abundance of windows that flood the home with natural light while capturing beautiful park views. The chef-inspired kitchen is loaded with premium features including granite countertops, rich cabinetry, prep sink in the oversized island, walk-through pantry, built-in microwave, stainless direct-vent hood fan, massive fridge/freezer combo and a premium Wolf gas stove. Entertaining is effortless with built-in ceiling speakers, outdoor speakers, gas line to the BBQ and seamless access to the upper Duradek vinyl covered deck and lower exposed aggregate patio. The spacious main living area is anchored by a cozy gas fireplace, while the elegant main floor office/den/library with double French doors provides the perfect work-from-home setup. Convenient main floor laundry with sink adds everyday functionality. Upstairs, the huge sunken bonus room with vaulted ceilings is wired for a theatre system and offers

