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1508 Coopers Point SW
Airdrie, Alberta

MLS # A2343609



$799,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,487 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully finished, fully developed bungalow built by McKee Homes, ideally situated on a pie-shaped lot in the sought-after community of Coopers Crossing. Step inside to a bright, open main floor with hardwood flooring & a spacious front office/den tucked just off the foyer. Privacy film on the office window & front door adds an extra layer of privacy while still allowing in natural light. The heart of the home is the beautifully designed kitchen featuring quartz countertops, a functional island, full-height cabinetry with soft-close drawers & doors, stainless steel appliances & a pantry with solid shelving. The kitchen opens seamlessly to the dining area & inviting living room, where a striking floor-to-ceiling stone gas fireplace creates a warm focal point. Large triple pane windows bring in an abundance of natural light & frame pleasant treed views. From the dining area, step outside to the large deck, complete with a gas line for your BBQ. The spacious primary retreat offers plenty of room to unwind & a luxurious 5 piece ensuite featuring a soaker tub, steam shower, quartz counters & in-floor electric heat. From the ensuite, a walk-through closet connects directly to the laundry room for an exceptionally functional layout. The laundry room continues through to the roomy back entry, offering a built-in bench, closet & plenty of space for everyday organization. A 2 piece powder room & additional storage closet completes the main level. Downstairs, the fully developed basement adds an incredible amount of living space with a large family room featuring a 2nd stone gas fireplace, additional recreation space, 2 generously sized bedrooms, a full bathroom with in-floor electric heat & excellent storage. Outside, the pie-shaped yard is fully landscaped, with underground irrigation in both the front & back yards and includes a dedicated dog run, while mature trees

on the surrounding properties create a green, established backdrop. The large driveway provides great parking, while the oversized 23'5" x 21' heated garage offers extra room for vehicles, storage or hobbies. All of this within walking distance of schools, parks, shopping & everyday amenities - a beautifully designed bungalow offering an ideal combination of comfort, space & functionality .Click on the 3D tour and watch the video as well!

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