

117 Coopers Park SW Airdrie, AB T4B 3L7

Residential
Incomplete [A1084573](#)

DOM: 0
CDOM: 0
LP: \$1,295,000.00
OP: \$0.00



Class: Detached
County: Airdrie
Type: House
Levels: Two
Year Built: 2010
LINC#: [0031738461](#)
Arch Style: 2 Storey
Possession: Negotiable
Lot Dim:
Front Length: 21.00M 68`11"
Legal Pln: 0611990
Blk: 12
City: Airdrie
District:
Subdivision: Coopers Crossing
Ttl Beds: 4
F/H Bth: 3/1
LP/SF: \$382.96
Suite: No
Lot Size: 7890 SqFt
Lot Depth: 96.14 M 315.44'
Lot: 80
Condo: No

Zoning: R1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Airspace Restriction, Architectural Guidelines, Utility Right Of Way
Tax Amt/Yr: \$7,905.00/2020
Loc Imp Amt:
Front Exp: NE

Recent Change: **04/02/2021 : UP : ->Incomplete**

Public Remarks: If you are a ready-to-act buyer, buckle-up because your anticipation is getting ready to surge into the 'red zone'. At last, here is a home that hits the jackpot on all key ingredients—The location is close in...the architecture is dazzling...and the setting is shrouded in privacy. Architectural Highlights Like A 3 Car Garage with in-floor heating and a drain pit covered with stainless plate. The first "delicious" attribute is the setting. The home is not only on a large 7890sqft lot...but the home also overlooks pathways and green space. This insures the home's future privacy. The current owner spent heavily to orchestrate this residence. No attention to detail was left out. Upper deck features outside stainless cooking area with granite countertop. Rubber decking, lighted water fountain, stone gas fireplace, custom railing design and wide spiral staircase to lower patio. Professionally landscaped with slate firepit area with pergola, garden area, underground sprinklers and additional stone gas fireplace on lower patio (1 of 5). The mood totally changes at night creating the effect of illumination by moonlight. With fully finished walkout and separate entry, Stereo system wired throughout inside, outside and garage. A true theater room with 92 inch screen, automatic curtain closing, starry ceiling; if you have teenage girls, this is where they can host a slumber party, and if you have a college-bound student the separation provided can be a peacemaker given the odd hours they keep. This house is spectacular with 4 bedrooms and over 5000 square feet of fully finished space. A theatre room, gym room with cork flooring or it could be your fifth bedroom, full bar with a pool table, a cantina (cold) room, a home office, a gourmet kitchen, Grand dining room with lighted stone feature wall, an outdoor cooking area, an en-suite with double jetted tub with waterfall and recirculating system to keep water warm and a koehler steam shower, 5 fireplaces, Bonus room with custom built-in entertainment centre with lights.. and so much more... Anyone can buy a house, but only a place this special deserves to be called home. Are you ready to start your new life in this peaceful paradise? Come see it today!.
ADDITIONAL HIGHLIGHTS: Large driveway for 4 - 5 vehicles. Custom flooring in garage. 4 foot wide front door. Combination of polished and leathered granite throughout. Kitchen island and all bathroom counters are leathered - natural stone looking. Wall Combination of coffered ceilings, vaulted ceilings and high ceilings. Large main floor office with double glass French doors. 3 stone fireplaces inside - living room, games room, master bedroom. Time sensored interior archway lights and stair lights. Upper floor laundry. All hand railings are oversized with elephant rail ends. Hot tub ready hookup on lower patio. Hot and cold water garage and outside taps. Garage has a drain pit -- about 2x2 ft hole(covered with stainless plate) to drain water from cleaning or from snow etc

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Main:	158	Mtr2	1,698	SqFt
Baths:	1	1	1	0	0	Bed Abv: 3	Upper:	156	Mtr2	1,683	SqFt
EnSt Bth:	0	0	0	0	1	Rms Abv: 9	Blw Grade:	132	Mtr2	1,418	SqFt
Garage Dim:	38`0" x 24`0"						Total AG:	314	Mtr2	3,382	SqFt


Property Information

Basement: Finished, Walk-Out
Heating: In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned
Construction: Concrete, Stone, Stucco, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Barbecue, Built-in Barbecue, Fire Pit, Gas Grill, Lighting, Outdoor Grill, Outdoor Kitchen, Private Yard
Roof Type: Asphalt Shingle
Parking: Triple Garage Attached, Insulated, Heated Garage
Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped, Level
HOA: \$75.00/Annually
HOA Include: Amenities w/HOA
Goods Include: Napoleon BBQ, fridge, built-in burner and other components of built-in outside cooking area(garbage disposal/ paper towel shelf) All stainless, Bar fridge in garage
Appliances: Bar Fridge, Built-In Oven, Dishwasher, Dryer, Freezer, Gas Oven, Microwave, Refrigerator, Warming Drawer, Washer
Other Equip: Home Theater, Central Vacuum/Attachments, Garage Door Opener
Assoc Amen: Other

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	20`0" x 12`0"	Dining	Main	16`0" x 12`3"
Nook	Main	16`0" x 9`4"	Living	Main	21`3" x 14`2"
Media	BSMT	16`5" x 15`3"	Foyer	Main	10`9" x 8`5"
Bonus	Upper	17`0" x 16`0"	Office	Main	15`3" x 12`6"
Game	BSMT	16`5" x 15`8"	Laundry	Upper	8`0" x 5`0"
Mud Rm	Main	7`9" x 6`10"	Exercise	BSMT	15`0" x 9`4"
Other	BSMT	7`9" x 7`0"	Covered Porch	Main	35`0" x 12`0"
Other	BSMT	50`0" x 12`0"	Cld Rm	BSMT	10`6" x 7`0"
Mstr Bed	Upper	17`10" x 13`6"	Bedrm	Upper	12`3" x 12`0"
Bedrm	Upper	13`5" x 12`8"	Bedrm	BSMT	14`3" x 8`2"
2pc Bathroom	Main	7`9" x 3`2"	3pc Bathroom	BSMT	9`8" x 5`9"
4pc Bathroom	Upper	11`2" x 5`5"	6pc Ensuite bath	Upper	16`0" x 13`3"

Agent & Office Information

List REALTOR®:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	587-333-6400
List Firm:	RE/MAX REALTY PROFESSIONALS	Phone:	403-259-4141
Appt:	ShowingTime	Phone:	403-809-9386
Showing Contact:	Mike Abou Daher	List Date:	04/06/2021
Comm:	3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price	Expiry Dt:	10/06/2021
LB Type:	SentriLock	With Dt:	
LB Information:	at the front entry		
Owner Name:	Beier	Ownership:	Private
Occupancy:	Owner	Occupant Nm:	
Exclusion:	No	SRR:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).