

1041 Coopers Drive SW Airdrie, AB T4B 3L9

Residential Incomplete [A1110649](#)

DOM: 0 **LP:** \$1,178,888.00
CDOM: **OP:** \$0.00



Class: Detached
County: Airdrie
Type: House
Levels: Two
Year Built: 2010
LINC#: [0034037242](#)
Arch Style: 2 Storey
Possession: Negotiable
Lot Dim:
Front Length: 12.63M 41' 5"
Legal Pln: 0914109 **Blk:** 12
City: Airdrie
District:
Subdivision: Coopers Crossing
Ttl Beds: 4
F/H Bth: 3/1
LP/SF: \$388.19
Suite: No
Lot Size: 5858 SqFt
Lot Depth: 0.00 M 0'
Lot: 123 **Condo:** No
Zoning: R1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: None Known
Tax Amt/Yr: \$6,021.00/2020
Loc Imp Amt:
Front Exp: SW

Public Remarks: "Check out this Distinctive, Beautiful Former Show Home, Custom walkout in the Estates of Coopers Crossing, overlooking pathways and Green Space with over 4100 sqft of high end traditional and contemporary elements. With a massive gourmet kitchen with custom hood fan, gas stove, oversized fridge and freezer, stainless steel appliances, granite countertops. Large butcher block working island with eating bar. Custom coffee bar with shelving and a walkthrough pantry with a built-in desk. You'll feel like royalty in this impressive and well-built home. The open floor plan offers plenty of usable space for entertaining and activities with family and friends. This will be a treasure once it's updated with your personal touch. Stop wondering where the house of your dreams is – it's sitting right in front of you! Come check it out Today! Improvements and Additional information: New Thermador Dishwasher and Oven, AC, Water Softener, Gemstone lighting (updated) roughed in underground irrigation, Office with custom built-ins, large mudroom from the garage with custom built-ins, large closet and bench. Large windows from the kitchen to the green space. Double doors to a huge deck with a gas outlet. Living room features gas fireplace, custom mantle and built-ins. 10 ft ceiling on main, fully professional landscaping, roughed plumbing in basement for wet bar, in-floor heating in basement bathroom, marble with walk in shower, real hardwood in basement, soundproofing in basement, surround sound system wired throughout the home, gym, oversized garage, Sonos with built in iPad system. Former Laratta (Artigiano) showhome."

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 118	Mtr2	1,275	SqFt
EnSt Bth:	1	1	0	1	0	Rms Abv: 11	Upper: 164	Mtr2	1,762	SqFt
	0	0	0	1	0		Blw Grade: 101	Mtr2	1,082	SqFt
Garage Dim:	22`0" x 21`5"						Total AG: 282	Mtr2	3,037	SqFt

Property Information

Basement: Finished, Walk-Out
Heating: Forced Air, Natural Gas
Construction: Stone, Stucco, Wood Frame, Wood Siding
Foundation: Poured Concrete
Exterior Feat: None
Roof Type: Fiberglass
Parking: Insulated, Double Garage Attached, Oversized **Total:** 4
Features: Bookcases, High Ceilings, No Smoking Home, Vaulted Ceiling(s)
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, Rectangular Lot, Views
HOA: \$75.00/Annually
HOA Include: Amenities w/HOA
Goods Include: Alarm/Security System, Vacuum System Attachments, Vacuum System(s)
Appliances: Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Other Equip: None
Lndry Feat: Laundry Room, Sink, Upper Level
Cooling: Central Air
Fireplaces: 1
Flooring: Carpet, Ceramic Tile, Hardwood
Fencing: Fenced
Balcony: Front Porch, Patio, Porch

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	15`0" x 10`0"	Dining	Main	15`0" x 11`6"
Living	Main	17`0" x 15`6"	Family	BSMT	25`2" x 15`2"
Foyer	Main	10`8" x 6`0"	Bonus	Upper	22`0" x 11`0"
Office	Main	12`0" x 10`5"	Exercise	BSMT	11`9" x 10`3"
Laundry	Upper	14`2" x 8`0"	Mud Rm	Main	9`5" x 8`5"
Other	Main	30`0" x 12`0"	Other	BSMT	42`0" x 12`6"
Other	Main	15`0" x 9`0"	Mstr Bed	Upper	15`0" x 13`6"
Bedrm	Upper	12`2" x 11`8"	Bedrm	Upper	12`5" x 10`10"
Bedrm	BSMT	11`0" x 10`2"	2pc Bathroom	Main	7`4" x 5`10"
3pc Bathroom	BSMT	10`8" x 6`0"	5pc Bathroom	Upper	12`2" x 7`5"
5pc Ensuite bath	Upper	13`6" x 10`10"			

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

Firm Address: #10, 6020 - 1A STREET S.W., CALGARY, T2H 0G3

Appt: ShowingTime App

List Date: 05/26/2021

Showing Contact: Mike Abou Daher 403-809-9386

Expiry Dt: 09/26/2021

Comm: 3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price

With Dt:

LB Type/Info: SentiLock/

Owner Name: Santos

Ownership: Private

SRR: No

Occupancy: Owner

Exclusion: 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).