

**954 Coopers Drive SW Airdrie, AB T4B 2Z4****Residential  
Incomplete  
Banner:****A2240707****DOM:** 0 **LP:** \$949,000.00**CDOM:** **OP:****Custom Luxury in Coopers Crossing: Over 3,800 Sq. Ft. of Impeccable Living**

<b>Class:</b>	Detached	<b>City:</b>	Airdrie
<b>County:</b>	Airdrie	<b>Subdivision:</b>	Coopers Crossing
<b>Type:</b>	House	<b>Ttl Beds:</b>	4
<b>Levels:</b>	Two	<b>F/H Bth:</b>	3/1
<b>Year Built:</b>	2007	<b>RMS SQFT:</b>	2,591.00
<b>LINC#:</b>	<a href="#">0031738172</a>	<b>LP/SF:</b>	\$366.27
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	No
<b>Possession:</b>	Negotiable		
<b>Lot Dim:</b>		<b>Lot Size:</b>	4972 SF 461.91 SM
<b>Front Length:</b>	15.62M 51' 3"	<b>Lot Depth:</b>	34.75 M 114'
<b>Legal Pln:</b>	0611990	<b>Blk:</b>	11
		<b>Lot:</b>	3
		<b>Condo:</b>	No
<b>Zoning:</b>	R1	<b>Tax Amt/Yr:</b>	\$5,038.00/2024
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	E
<b>Restrict:</b>	None Known		

**Public Remarks:** Looking for that one home in Airdrie that checks every box, the one that feels just right the moment you step in? Welcome to 954 Coopers Drive - a custom-built, immaculately maintained masterpiece in the heart of Coopers Crossing, one of the most sought-after communities in the entire city. This home stands out from the curb, striking stone and stucco exterior, charming arched entry, and a cozy front porch that catches the morning sun. Perfect for that peaceful coffee to start your day. Step inside and it only gets better. You're greeted by a grand curved staircase, warm-toned hardwood floors, and an abundance of natural light through oversized windows. The heart of the home? A chef's dream kitchen, massive central island, granite throughout, gas cooktop, wall oven, and an oversized walk-through pantry that even fits a second fridge. Entertaining here? Effortless. Everyday living? Elevated. The open-concept layout flows into a cozy yet grand living room, complete with a stone fireplace, and tall windows looking out to your private, fully landscaped backyard oasis. Rain or shine, enjoy the covered back deck, ideal for barbecuing all year round. And when you step off the deck? You're right on the walking paths, perfect for morning strolls, biking, or letting the little ones explore safely. Upstairs, the bonus room is a showstopper, tons of light, and direct access to a private upper balcony. Whether it's movie night or morning yoga, this space delivers. The primary suite is truly massive, king-sized, sitting area, walk-in closets, and a luxurious 5-piece ensuite with a soaker tub, granite counters, and a tiled shower. This isn't just a bedroom. It's your sanctuary. Two more generously sized bedrooms upstairs, a stylish full bath with dual sinks, and even a laundry room on the main with a deep sink and tons of storage, a rare find in newer builds. The fully developed basement gives you all the additional space you need, whether you want a home gym, a media room, a play area, or all of the above. Plus, there's a guest bedroom, full bathroom with a walk-in shower, cold cellar, and in-floor heating paired with a newer boiler and furnace. From upgraded lighting to feature walls, and a garage with custom storage, this home has been thoughtfully designed and meticulously maintained. All of this in Coopers Crossing, a family-friendly, architecturally controlled community known for its greenspaces, award-winning design, and walkability. You're minutes from top-rated schools, shopping, and everything Airdrie has to offer. 954 Coopers Drive SW isn't just a home - it's a lifestyle upgrade. And in a market like this, homes in Coopers don't sit long. If this looks like the one for you, let's make it happen!

**Directions:****Rooms & Measurements**

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	114.73	<b>Mtr2</b>	1,235.00	<b>SqFt</b>
<b>Baths:</b>	0	1	1	1	0	0	<b>Bed Abv:</b> 3	<b>Upper:</b>	125.98	<b>Mtr2</b>	1,356.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	0	1	0	<b>Rms Abv:</b> 9	<b>Blw Grade:</b>	112.88	<b>Mtr2</b>	1,215.00	<b>SqFt</b>
<b>Garage Dims (L x W):</b>								<b>Total AG:</b>	240.71	<b>Mtr2</b>	2,591.00	<b>SqFt</b>

**Property Information**


<b>Basement:</b>	Finished, Full	<b>Laundry Ft:</b>	Laundry Room, Main Level, Sink
<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Cooling:</b>	None
<b>Construction:</b>	Brick, Stone, Stucco	<b>Fireplaces:</b>	1/Gas, Living Room, Stone
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Hardwood, Tile
<b>Exterior Feat:</b>	Balcony, BBQ gas line, Private Yard	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt	<b>Balcony:</b>	Balcony(s), Deck, Front Porch
<b>Reports:</b>	RMS Supplements		
<b>Parking:</b>	Double Garage Attached <b>Total:</b> 4		
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Comm Feature:</b>	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
<b>Lot Features:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, Private		
<b>HOA:</b>	\$75.00/Annually		
<b>HOA Include:</b>	Amenities w/HOA		
<b>Goods Include:</b>	Fridge in Pantry		
<b>Appliances:</b>	Built-In Oven, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	N/A		
<b>Assoc Amen:</b>	None		

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
Foyer	Main	8' 7" x 11' 3"	Kitchen	Main	15' 5" x 15' 10"
Pantry	Main	10' 3" x 5' 11"	Dining Room	Main	8' 2" x 15' 8"
Living Room	Main	13' 9" x 14' 1"	Mud Room	Main	10' 2" x 5' 9"
Bonus Room	Upper	22' 1" x 16' 7"	Game Room	BSMT	23' 1" x 31' 9"
Other	Main	17' 11" x 12' 9"	Furnace/Utility Room	BSMT	8' 6" x 5' 6"
Laundry	Main	6' 11" x 7' 1"	Balcony	Upper	17' 10" x 8' 10"
Covered Porch	Main	11' 5" x 8' 1"	Storage	BSMT	10' 6" x 5' 9"

Bedroom - Primary	Upper	18`2" x 16`8"	5.54M x 5.08M	Bedroom	Upper	11`4" x 13`3"	3.45M x 4.04M
Bedroom	Upper	11`6" x 14`5"	3.51M x 4.40M	Bedroom	BSMT	13`3" x 10`1"	4.04M x 3.07M
2pc Bathroom	Main	6`7" x 7`2"	2.01M x 2.19M	5pc Ensuite bath	Upper	15`9" x 11`4"	4.80M x 3.45M
4pc Bathroom	Upper	10`5" x 4`11"	3.18M x 1.50M	3pc Bathroom	BSMT	10`0" x 4`11"	3.05M x 1.50M

#### Agent & Office Information

<b>List Agent:</b>	<a href="#">Mike Abou Daher</a>  team@mikeaboudaher.com	<b>Phone:</b>	<a href="tel:403-809-9386">403-809-9386</a>
<b>List Firm:</b>	<a href="#">Real Broker</a>	<b>Phone:</b>	<a href="tel:855-623-6900">855-623-6900</a>
<b>Firm Address:</b>	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	<b>Firm Fax:</b>	
<b>Appt:</b>	ShowingTime		
<b>Showing Contact:</b>	Mike Abou Daher 403-809-9386	<b>List Date:</b>	07/17/2025
<b>Comm:</b>	3.5% on the first 100k, 1.5% on the balance	<b>Expiry Dt:</b>	11/16/2025
<b>LB Type/Info:</b>	SentriLock/On the side of the house	<b>With Dt:</b>	
<b>Owner Name:</b>	Gould	<b>Dower Rt:</b>	
<b>Occupancy:</b>	Owner	<b>SRR:</b>	No
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com.		

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