

**1485 Coopers Landing SW Airdrie, AB T4B 4K6**

**Residential**

**Active**

**Banner:**

**A2254533**

**PD:**

**Coopers Crossing Estate Bungalow Backing Onto Walking Path – Luxury Living Starts Here!**

**DOM:** 0

**LP:** \$1,249,000.00

**CDOM:** 0

**OP:** \$1,249,000.00



<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>	3
<b>Levels:</b>	One	<b>F/H Bth:</b>	2/1
<b>Year Built:</b>	2022	<b>RMS SQFT:</b>	1,747.00
<b>LINC#:</b>	<a href="#">0038849858</a>	<b>LP/SF:</b>	\$714.94
<b>Arch Style:</b>	Bungalow	<b>Suite:</b>	No
<b>Possession:</b>	Negotiable	<b>Lot Size:</b>	6169 SF 573.11 SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	M'
<b>Front Length:</b>	16.66M 54` 8"	<b>Lot:</b>	58
<b>Legal Pln:</b>	2110646	<b>Blk:</b>	15
<b>Condo:</b>	No		
<b>Zoning:</b>	R1	<b>Tax Amt/Yr:</b>	\$7,933.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	NE
<b>Restrict:</b>	Airspace Restriction, Utility Right Of Way		

Recent Change:**09/05/2025 : NEW**

**Public Remarks:** In Coopers Crossing – Airdrie’s crown jewel of communities, homes like this aren’t just hard to find... they’re unforgettable. Welcome to this Estate-level elegance built by the legendary McKee Homes and ready to completely redefine your standard of living. Step inside nearly 3,300 square feet of fully developed luxury. From the moment you enter you’ll feel the warmth, literally with in-floor heating under every tile. At the heart of the home is a chef-inspired signature kitchen with upgraded stainless steel appliances, elegant finishes, and plenty of space to gather, entertain or create your next masterpiece. With a Southwest-facing backyard, directly on the lush walking path, natural light floods the living space from morning through sunset. The main floor owner’s suite is pure luxury offering quiet, spacious privacy with a spa-inspired ensuite to relax and recharge. Whether it’s a long soak or a refreshing start to your day, this ensuite delivers resort-like vibes at home. Need a quiet space to work or create, the large main floor den has you covered. Downstairs is just as impressive with two large bedrooms, a full bath, wine bar and a family room made for movie nights, celebrations or cozy evenings in. There’s even ample storage for everything life brings with it. Enjoy morning coffees on your oversized deck overlooking the fully landscaped yard and evening strolls on the pathway. You’re not just buying a home; you’re entering the award-winning Coopers Crossing lifestyle. Wide streets, top-tier schools, stunning pathways and pride of ownership in every direction. Homes in this part of Airdrie don’t sit long, especially one like this. Call or Text now to book your private tour but don’t wait because this opportunity won’t.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 1	<b>Main:</b> 162.30	<b>Mtr2</b>	1,747.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	1	0	1	0	0	<b>Rms Abv:</b> 7	<b>Blw Grade:</b> 143.91	<b>Mtr2</b>	1,549.00	<b>SqFt</b>
	0	0	0	0	1	0		<b>Total AG:</b> 162.30	<b>Mtr2</b>	1,747.00	<b>SqFt</b>

**Garage Dims (L x W):** 30` 1" x 22` 1"


**Property Information**

<b>Basement:</b>	Finished, Full	<b>Laundry Ft:</b>	Laundry Room, Main Level
<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Natural Gas	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Fireplaces:</b>	2/Electric
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood
<b>Exterior Feat:</b>	Private Yard	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	Deck
<b>Reports:</b>	RMS Supplements		
<b>Parking:</b>	Double Garage Attached, Oversized <b>Total:</b> 4		
<b>Features:</b>	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		
<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, Front Yard, Interior Lot, Irregular Lot, Lawn, Level, No Neighbours Behind, Private		
<b>HOA:</b>	\$75.00/Annually		
<b>HOA Include:</b>	Amenities w/HOA		
<b>Goods Include:</b>	Wine Fridge (2) and all Window Coverings		
<b>Appliances:</b>	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer		
<b>Other Equip:</b>	Garage Door Opener		
<b>Goods Exclude:</b>	N/A		
<b>Assoc Amen:</b>	Other		

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
Foyer	Main	7` 2" x 5` 4"	Kitchen	Main	13` 2" x 13` 8"
Pantry	Main	6` 8" x 4` 10"	Pantry	Main	7` 5" x 5` 9"
Living Room	Main	13` 3" x 21` 8"	Dining Room	Main	12` 3" x 12` 1"
Mud Room	Main	9` 2" x 7` 0"	Office	Main	10` 1" x 10` 11"
Game Room	BSMT	24` 8" x 19` 0"	Other	Main	13` 8" x 23` 9"
Furnace/Utility Room	BSMT	16` 2" x 19` 7"	Laundry	Main	6` 3" x 7` 6"
Flex Space	BSMT	9` 5" x 12` 11"	Other	BSMT	9` 2" x 9` 8"
Bedroom - Primary	Main	14` 5" x 14` 1"	Bedroom	BSMT	13` 3" x 11` 8"
Bedroom	BSMT	10` 11" x 12` 4"	2pc Bathroom	Main	5` 1" x 4` 11"
5pc Ensuite bath	Main	11` 11" x 12` 11"	4pc Bathroom	BSMT	7` 7" x 4` 10"

**Agent & Office Information**

**List Agent:** [Mike Abou Daher](#)  team@mikeaboudaher.com **Phone:** [403-809-9386](tel:403-809-9386)  
**List Firm:** [Real Broker](#) **Phone:** [855-623-6900](tel:855-623-6900)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**  
**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386 **List Date:** 09/05/2025  
**Comm:** 3.5% on the first 100k, 1.5% on the balance **Expiry Dt:** 12/04/2025  
**LB Type/Info:** CREB Lobby Box/Front **With Dt:**  
**Owner Name:** McKiel **Ownership:** Private **Dower Rt:**  
**Occupancy:** Owner **Exclusion:** No **SRR:** No  
**Member Rmks:** 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).