

# \$1,395,900 - 1440 Coopers Landing, Airdrie

MLS® #A2070506

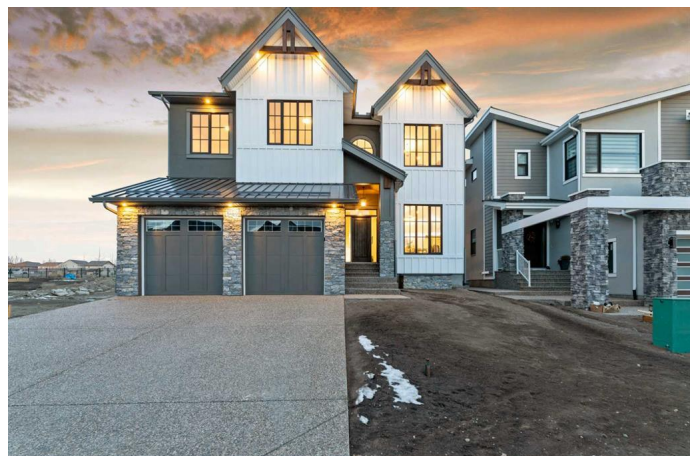
**\$1,395,900**

5 Bedroom, 5.00 Bathroom, 3,126 sqft

Residential on 0.14 Acres

Coopers Crossing, Airdrie, Alberta

Welcome to this luxurious custom built home located in the most desirable community of Coopers Crossing, close to schools, shopping complex and major roadways. The exquisite exterior work with board & batten siding, metal roofing on garage & entry way, Fir beams and natural stone accents adds a touch of beauty and sets the stage for the exceptional work that awaits inside. The well thought out plan separates the flex room and powder room at the front from the living and kitchen. The open concept plan on the main floor features 10'™ ceiling, engineered hardwood flooring, a spacious flex room with endless possibilities, living area with custom wood work and gas fire place. The GOURMET kitchen consists of a large island w/ storage cabinets at the back as well, barn sink, full height custom cabinets, quartz counter tops & backsplash, walk-through pantry, high-end stainless steel appliances and spacious nook area leading to a covered deck. Mudroom finished with custom cabinetry, bench and hooks for your convenience. Maple wood stained staircase with glass leads to a well planned second floor with 9'™ ceiling, large bonus room with built in TV unit, 3 generously sized bedrooms in addition to the primary bedroom. Two bedrooms have their own connecting bathrooms and all have custom shelves in the closets and upstairs laundry with floor drain, sink, quartz countertop for ironing & upper cabinets. The luxurious primary bedroom features tray ceiling, 5 pc spa inspired ensuite



with infloor heat, STEAM shower with jetted body sprays, hand held & a rain shower and large walk in closet with custom shelves and drawers. This house offers custom woodwork, sophisticated lighting fixtures, quality faucets and integrated speakers that span across the entire home. The basement is fully finished with large rec room for all your entertainment needs, wet bar, large bedroom and a 3 pc bathroom. Large windows and high ceilings throughout the house fill the space with ample natural light. Oversize heated triple garage (triple tandem) offers plenty of covered parking space( possibility of putting a lift as well) and includes textured ceiling, painted walls, speakers roughed in and upgraded garage doors. This ALL-INCLUSIVE home is a MUST see.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2070506    |
| Price          | \$1,395,900 |
| Sold Price     | \$1,330,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,126       |
| Acres          | 0.14        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1440 Coopers Landing |
| Subdivision | Coopers Crossing     |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B0G6  |

### **Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Park, Playground, Recreation Room                                        |
| Utilities      | See Remarks                                                              |
| Parking Spaces | 5                                                                        |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, See Remarks, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, See Remarks                                                                                                                                                                     |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                                |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                       |

### **Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Lighting                                         |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot    |
| Roof              | Shingle                                          |
| Construction      | Concrete, See Remarks, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | August 18th, 2023  |
| Date Sold      | January 31st, 2024 |
| Days on Market | 166                |
| Zoning         | R1                 |

|                |       |
|----------------|-------|
| HOA Fees       | 75.00 |
| HOA Fees Freq. | ANN   |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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