



**GRASSROOTS**  
REALTY GROUP

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**1117 Coopers Drive SW  
Airdrie, Alberta**

**MLS # A2299748**



**\$1,175,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,749 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Garage Door Opener, Heated Garage, Tandem, Triple Garage Att		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Landscaped, Low Maintenance Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Garage Heater		

**\*\*OPEN HOUSE SUN APR 26th 2PM - 4PM\*\*** Welcome to this exceptional McKee-built custom home in the prestigious community of Coopers Crossing, where refined craftsmanship meets unobstructed pond-side living. Offering over 3,700 sqft of professionally developed living space, this fully finished 4-bedroom, 3.5-bathroom walk-out home delivers an elevated lifestyle defined by architectural detail and premium upgrades. From the moment you arrive, the curb appeal is undeniable - an exposed aggregate driveway, covered front porch with cedar soffit detailing, and a fully landscaped lot create a strong first impression. The 708 sqft triple tandem heated garage is both functional and impressive, complete with overhead storage and room for vehicles, toys, or workshop space. Inside, a dramatic open-rise staircase anchors the main level, while engineered hardwood flooring flows throughout. The great room is designed for both everyday living and upscale entertaining, featuring a custom fireplace surround with built-ins and expansive windows framing tranquil pond views. The chef-inspired kitchen is a true showpiece. Thoughtfully upgraded with crisp white cabinetry, double islands, and premium stainless steel appliances, it includes a 48" Jenn-Air dual-fuel gas range, Vent-A-Hood range hood, and Electrolux side-by-side refrigerator/freezer. An exquisite under mount sink and refined finishes complete this elevated culinary space. From this level, step outside to your private backyard oasis: a full-width 33' x 9' x 8' composite deck with stairs leading to professionally designed stone scaping, low-maintenance turf, and a dedicated firepit and patio area (15' x 10'). Upstairs, vaulted ceilings and two skylights flood the bonus room, primary suite, ensuite, and laundry room with

natural light. The primary retreat offers serene water views and a spa-inspired ensuite designed for relaxation. Three additional bedrooms complete the upper level, including one with a charming Juliet balcony. The fully developed walk-out basement extends the living space seamlessly outdoors and features a wet bar, spacious recreation area, hobby room, and additional storage. Morning coffees overlooking the water in summer. Skating on the pond in winter. This is a home designed to be experienced in every season. Additional highlights include upper-level exterior pot lights, custom built-ins throughout, security camera system and panel, pre-wired in-ceiling speakers with two Sonos bridges, dual furnaces plus A/C. Rarely do homes combine this level of finish, functionality, and uninterrupted pond views in one of Airdrie's most sought-after communities. This is luxury living - without compromise.