



**279 Coopers Hill SW
Airdrie, Alberta**

MLS # A2299785



\$925,000

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|------------------|---|---------------|-------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,462 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | 220 Volt Wiring, Concrete Driveway, Front Drive, Garage Door Opener, Heated | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, | | |

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|--------------------|--|-------------------|----|
| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Smart Home, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: wood garage shelving, Window Coverings throughout - remotes for blinds in Main living area, fountain in back yard

Some homes don't just check boxes—they change the way you live. This rare walkout bungalow in Coopers Crossing is one of those homes. Backing a peaceful greenspace with walking path, this west facing backyard is perfect for watching sunsets and listening to birds. From the moment you arrive, the home feels special. Stone pillars, a welcoming covered entry, and newly upgraded Hardi Board siding set the tone for what's inside: warmth, comfort, and thoughtful design throughout. Step through the front door and the space opens up—soaring ceilings, large front entry walk in closet, hardwood, and beautiful railing leading you to the main living area. The primary suite is a sanctuary all its own. Heated floors greet your feet each morning, and the steam shower—wrapped in floor to ceiling tile with a rain head—becomes your place to unwind after long days. Across the hall, a flexible second bedroom with a Murphy bed adapts to your life, whether you're hosting guests, working from home, or creating a hobby space. In the heart of the home, the gourmet kitchen brings people together. Dark wood cabinetry that stretches to the ceiling, granite countertops, hood fan built into custom cabinet, Stainless appliances (dishwasher and wall oven are 1 year old and cooktop is Miele), large island with Wine rack and a full wall of built in cabinets make this any home chef's dream. The dining area opens to a massive west facing deck that spans the entire home, complete with gas line and spiral staircase to the back yard. The living room's vaulted ceilings and stone fireplace create a cozy, airy space perfect for quiet mornings or lively gatherings. Hunter Douglas remote controlled blinds add comfort and ease. Then there's the walkout basement—a space designed for

connection. With in floor heat, a wet bar with wine fridge, a second stone fireplace, and double doors leading to a covered patio, it's a place where celebrations happen, and memories are made. The outdoor fireplace is cozy and charming, and the patio with privacy wall is already set up for a future hot tub. There is also a second gas line on this level. Two additional bedrooms, another full bath, and a large laundry/utility room (with extra cold storage room) complete the lower level, offering space for family, guests, or hobbies. And the lifestyle upgrades continue: • furnace replaced 4 years ago • Whole home wired sound system • Triple garage with epoxy floors and 220V for projects and toys • Central A/C for summer comfort • Gemstone exterior lighting front and back • Underground sprinklers front and back • laundry can be moved to upstairs entry closet if desired • Solar panels (11.7 amp) and Energy Efficient Home designation for long term savings and sustainability. This truly is a one-of-a-kind treasure that fits the needs of any family. Close to schools, shopping, multiple parks and ponds. You can't beat living in Coopers Crossing!! Call for your private viewing today!!