



**1085 Coopers Drive SW
Airdrie, Alberta**

MLS # A2311386



\$1,375,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,389 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s)

Inclusions: TV Mounts, Hot Tub, Patio Ceiling Heater, 3 TVs Attached to TV Mounts, Jewelry Island, Electric Fireplace, Electric Blinds, Under Counter Wine Cabinet, Counter Microwave, Alarm Equipment and Automated Roller Security Shutters.

Hello, Gorgeous! Welcome to this extraordinary executive walkout backing directly onto the pond in the community of Coopers Crossing. Offering 3,389 sq ft above grade plus a fully developed walkout basement, this extensively upgraded luxury home combines stunning architectural design, elevated family living, and exceptional lock-and-leave convenience on one of Airdrie's most desirable estate lots. From the moment you enter, the scale and craftsmanship are undeniable with a grand open-riser staircase, soaring 22-foot living room ceilings, extensive millwork, hardwood flooring throughout, oversized windows, and incredible natural light. Designed for both entertaining and everyday living, the main floor features a dedicated built-in office, formal dining room with a coffered ceiling, spacious mudroom, and a chef-inspired kitchen complete with granite countertops, a massive island, premium Wolf appliance package, Sub-Zero refrigerator, Miele dishwasher, wine fridge, walk-in pantry with stainless shelving, and a bright breakfast area with direct access to the upper deck overlooking the pond. The upper level offers 3 spacious bedrooms, a vaulted bonus room with an electric fireplace, an upper laundry room with built-in cabinetry and a sink, and a stunning primary retreat featuring a private balcony overlooking the water, automated blinds, a custom walk-in closet with a jewelry island, and a spa-inspired ensuite with a steam shower, heated flooring, soaker tub, granite counters, and a built-in TV. The fully developed walkout basement adds incredible additional living space with 2 more bedrooms, a full bathroom, a wet bar with granite counters, a recreation room with a gas fireplace, in-floor heating, and direct access to the covered lower patio lounge area. With 5 bedrooms and multiple living spaces throughout, this home offers exceptional flexibility for

large families, guests, multi-generational living, or executive lifestyles. Outdoor living is truly exceptional with THREE separate outdoor spaces including the private primary balcony, the main-floor kitchen deck, and the covered walkout patio complete with an Arctic Spa hot tub, automated Covana cover, Zen privacy screens, a gas heater, and professionally landscaped low-maintenance grounds with artificial turf, irrigation, and programmable Gemstone lighting. Additional upgrades include Sonos whole-home audio with 18 built-in speakers, dual air conditioning systems, a heated double attached garage with in-floor heat, central vac, security cameras and DVR system, monitored alarm and fire systems, remote-controlled security roller screens, UV air purification, whole-home water filtration and softener systems, leak detection with automated shutoff, and extensive smart-home integrations throughout. Perfectly positioned across from the school field and backing onto the pond, this is a rare opportunity to own one of Coopers Crossing's most extensively upgraded luxury homes.