



**1029 Coopers Drive SW
Airdrie, Alberta**

MLS # A2317171



\$1,300,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,325 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

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

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Movie theatre room screen and projector, hot tub, shed, fire pit

Elegant and spacious, this beautiful DETACHED home in COOPERS CROSSING effortlessly blends comfort, style, and functionality across 4-beds, 3.5-baths, home office, bonus room, theatre room, full bar, and outdoor oasis! From the moment you step into the bright foyer, you’ll notice the flow and attention to detail. The main floor offers an open layout with soaring ceilings and large windows that highlight every finish. A main floor home office is ideal for a quiet workspace, just before the beautiful sitting area, highlighted by a built-in dry bar. The formal living area with a double-height ceiling sets the tone for relaxed gatherings, featuring a stunning fireplace with stone surround and built-in millwork. The chef-inspired kitchen is a standout, with a large centre island, quartz countertops, and ample storage, including in the servery. High-end stainless steel appliances are paired with a generous dining area that opens to the backyard, creating an effortless indoor-outdoor connection. Upstairs, newer carpet and flooring installed just three years ago lead to a large bonus room and the luxurious primary suite, complete with a DUAL-SIDED FIREPLACE shared w/ the spa-like ensuite featuring dual vanities, a soaking tub, and a large walk-in shower. Additional bedrooms provide flexibility for family, guests, or creative spaces. A secondary bathroom has been upgraded with the owner’s attention to practical finishes, ensuring comfort without compromise. The fully finished basement offers a true lifestyle extension, including a large recreation area and an entertainer’s wet bar, ideal for hosting game nights or movie evenings alongside the theatre room. There’s also an additional bedroom and full bathroom to complete this level. Outdoor living shines here with multiple seating areas, a hot tub included (\$20K value), and customizable multicolour exterior

lighting that transforms the backyard for evening enjoyment. Mature landscaping, a spacious deck, and easy access to paths and parks extend the living space seamlessly outdoors. Other highlights include a spectacular attached garage that is fully heated, fully finished, and outfitted with extensive cabinetry – perfect for hobbyists or collectors. There’s also a central vacuum system, built-in speakers throughout, high ceilings, wide staircases, functional storage and modern light fixtures. Located in a highly desirable Airdrie community, this home is steps from parks, playgrounds, and walking trails. Families will appreciate proximity to excellent schools like W.H. Croxford High and St. Martin de Porres, while nearby shopping, restaurants, and community centres keep everyday convenience close at hand. Quick access to major roads provides an easy commute into Calgary, making this property perfect for those seeking a balance of tranquillity and connectivity.