



GRASSROOTS
REALTY GROUP

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957 Coopers Drive SW
Airdrie, Alberta

MLS # A2349568



\$814,900

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,409 sq.ft.	Age:	2006 (20 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:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Storage Shed, A/C unit		

Exceptional executive home in the highly sought-after community of Coopers Crossing! Perfectly positioned this fully finished 2-storey masterpiece backs directly onto green space, mature trees, scenic walking paths and some of Airdrie's most prestigious real estate offerings. Built by Trillium Homes, this custom home showcases quality craftsmanship, luxurious upgrades and timeless design throughout. From the moment you arrive, the curb appeal impresses with composite front decking, mature landscaping, fruit trees, underground sprinklers with wireless phone controls, a new garage door and opener, plus a heated double attached garage. Inside, soaring foyer ceilings and a stunning custom staircase with wrought iron railing create an unforgettable first impression. The main floor offers rich tile flooring, ' ceilings, designer lighting and an abundance of windows that flood the home with natural light while capturing beautiful park views. The chef-inspired kitchen is loaded with premium features including granite countertops, rich cabinetry, prep sink in the oversized island, walk-through pantry, built-in microwave, stainless direct-vent hood fan, massive fridge/freezer combo and a premium Wolf gas stove. Entertaining is effortless with built-in ceiling speakers, outdoor speakers, gas line to the BBQ and seamless access to the upper Duradek vinyl covered deck and lower exposed aggregate patio. The spacious main living area is anchored by a cozy gas fireplace, while the elegant main floor office/den/library with double French doors provides the perfect work-from-home setup. Convenient main floor laundry with sink adds everyday functionality. Upstairs, the huge sunken bonus room with vaulted ceilings is wired for a theatre system and offers the ideal family retreat. The luxurious primary suite

overlooks the green space and features vaulted ceilings, a spa-inspired en suite with dual sinks, tile stand-alone shower, jetted soaker tub and custom walk-in closet storage. Two additional bedrooms, a full 5 pc bathroom for kids or guests and newer carpet complete the upper level. The professionally finished basement adds even more living space with wide-plank rustic LVP flooring, upgraded sound insulation in the ceiling, a stylish wet bar with beverage fridge, fourth bedroom and a beautiful bathroom featuring electric in-floor heat. Additional upgrades include central A/C, central vacuum system, water softener with 6-stage RO water treatment system, newer hot water tank, high-end appliances, newer paint, custom built-in storage options, LED pot lights with programmable colour and brightness controls and all window coverings included. This is a rare opportunity to own a beautifully upgraded family home in one of Airdrie's premier locations — walking distance to schools, parks, amenities and offering easy access out of town for commuters. IMMEDIATE POSSESSION AVAILABLE!