



## 1473 Coopers Landing Airdrie Alberta

\$1,699,990

Welcome to 1473 Coopers Landing SW, an extraordinary residence backing onto a serene pond and pathway. This architectural gem boasts a total of impressive 5,528 square feet of thoughtfully designed living space, exemplifying the height of luxury. As you enter, you're greeted by grand 10' ceilings on the main floor, featuring a sleek, modern flat paint finish. The main level flows seamlessly, including a Living Room, Formal Dining Room, Den/Office, Family Room, Nook, Main Kitchen, Spice Kitchen or Butler's Kitchen, and a Full Bath with a custom shower. A large low maintenance deck with plexiglass railings and stairs leading down to the backyard off the kitchen nook overlooks the numerous pathways and greenery that is a beautiful feature in Coopers Crossing. Daily life is made effortless with a convenient Mud Room and direct access to the garage. Ascending to the second floor on a one of a kind set of stairs, you'll find 9' ceilings and a versatile bonus room, ideal for a media space or home office. Four spacious bedrooms await, each with its own bathroom and walk-in closet. The luxurious custom ceiling perimeter with RGB LED lighting adds a touch of elegance. Don't overlook the intriguing Unfinished Hidden Room, a perfect canvas for your creative vision. The basement is an entertainer's dream, featuring a Rec Room, Nook, Gym, Wet Bar, and two additional bedrooms with their own full baths. A second laundry area adds to the convenience, ensuring that every need is met. Craftsmanship is unparalleled throughout, highlighted by upgraded plumbing fixtures from MOEN ALIGN in a beautiful brushed gold finish. A robust boiler system provides continuous hot water, complemented by in-floor heating in the basement (2 zones) and a hot water circulation pump for instant access at every faucet. The oversized triple tandem garage is thoughtfully roughed in for a gas heater and car c...

Primary Bedroom 15.08 Ft x 19.00 Ft

Bedroom 15.92 Ft x 11.08 Ft

Bedroom 15.75 Ft x 11.42 Ft

Bedroom 13.83 Ft x 11.50 Ft

Bonus Room 13.92 Ft x 14.92 Ft

3pc Bathroom Measurements not available

Exercise room 5.08 Ft x 8.00 Ft

Bedroom 21.00 Ft x 13.58 Ft

Bedroom 13.42 Ft x 13.58 Ft

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Family room 18.67 Ft x 17.92 Ft

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Listing Presented By:



Originally Listed by:  
Royal LePage METRO



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

4pc Bathroom

Measurements not available

5pc Bathroom

Measurements not available

Laundry room

Measurements not available

Recreational, Games room

25.00 Ft x 17.92 Ft

Living room

18.25 Ft x 16.75 Ft

Dining room

12.67 Ft x 9.83 Ft

Kitchen

17.17 Ft x 18.33 Ft