



## 55 COOPERSFIELD Park Airdrie Alberta

\$995,000

This Beautifully UPGRADED 3203.64 Sq Ft, 2-Storey HOME has a 28' X 27' Detached OVERSIZED DOUBLE-HEATED Garage (Epoxy Floor), 4 Beds, 3.5 Baths, with A/C for year-round COMFORT on a PRIME 4822 Sq Ft CORNER LOT! WELCOME to the CHARMING Front Covered Porch, Perfect for enjoying your morning coffee as the sun rises. The combination of THOUGHTFUL DESIGN, HIGH-END Finishes, and MODERN Convenience is clear from the moment you arrive. Inside, the OPEN-CONCEPT Main floor offers 9' Knockdown ceilings, WARM wood BEAMS in the Living room, and a STRIKING Brick Gas Fireplace that adds COZY character! The Kitchen is a true SHOWPIECE, featuring QUARTZ Countertops, CUSTOM 2-Tone Cabinetry from LAYNES Kitchen that EXTENDS to the Ceiling, White Subway Tile Backsplash, SS Appliances, a SPACIOUS WALK-IN Pantry, and a LARGE Island ideal for COOKING and GATHERING! There is UPGRADED LVP Flooring throughout, In-Ceiling SONOS Speakers in the Living room, Kitchen, Primary Bedroom, and the EN-SUITE! A STYLISH Half bath with a Tiled FEATURE WALL completes the Main level with a SOPHISTICATED touch. Upstairs is a Versatile Bonus room with VAULTED ceilings and BUILT-IN Shelving that frames the TV, offering a great spot for Movie nights, QUIET Reading, or simply RELAXING. The 3 GENEROUS Bedrooms, including a Primary suite with a WALK-IN Closet, a LUXURIOUS 5 pc EN-SUITE, complete with Dual sinks, a Soaker tub, a Tiled shower, and a Barn door for added CHARM. One of the additional Bedrooms also features a WALK-IN closet, while a 4 pc Bath and a Laundry room add everyday PRACTICALITY! The Fully Finished Basement EXPANDS your living space with a LARGE Family room with a DECORATIVE Electric Fireplace, a sleek Dry Bar for ENTERTAINING, and a 4th Bedroom with a WALK-IN closet. A 4 pc Bath completes the Lower level, providing PRIVACY and COMFORT for Guests or extended FAMILY! Outside, the PROFESSIONALLY...

Bonus Room 17.75 Ft x 12.58 Ft  
Primary Bedroom 15.42 Ft x 11.33 Ft  
Other 10.17 Ft x 6.25 Ft  
5pc Bathroom 11.25 Ft x 7.67 Ft  
Bedroom 11.42 Ft x 10.00 Ft

Other 6.75 Ft x 9.67 Ft  
Other 12.50 Ft x 7.33 Ft  
4pc Bathroom 9.67 Ft x 5.00 Ft  
Furnace 16.83 Ft x 9.33 Ft  
Living room 16.92 Ft x 13.00 Ft

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Listing Presented By:



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Bedroom 12.17 Ft x 10.25 Ft

Laundry room 7.42 Ft x 6.92 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

Family room 20.08 Ft x 9.67 Ft

Bedroom 12.83 Ft x 9.67 Ft

Kitchen 14.08 Ft x 11.42 Ft

Dining room 12.50 Ft x 11.17 Ft

Foyer 9.50 Ft x 5.67 Ft

Other 8.42 Ft x 8.00 Ft