



# 1245 Coopers Drive Airdrie Alberta

\$1,139,000

Welcome to your extraordinary sanctuary in the heart of Coopers Crossing, Airdrie! This impeccably designed former McKee show home (The Carlingford T floorplan), offers 2656 sq ft up of modern living that seamlessly blends luxury, comfort & functionality +900 sq ft down. Step inside to the grandeur of the main floor, w/exquisite porcelain tile flooring that guides you through the expansive living spaces. The gourmet kitchen is a true culinary masterpiece, featuring quartz countertops, a walk-in pantry w/an under-mount sink & wine fridge. The kitchen includes a built-in oven & microwave, & a 5-burner gas cooktop. The spacious family room is the perfect gathering spot, w/a full-height stone wall fireplace framed by windows & doors on either side, leading effortlessly to the low maintenance outdoor oasis. Enjoy the entry off the garage w/built-in cabinets & benches for seamless storage solutions. Head up on the hardwood stairs to the vaulted bonus room w/a built-in wall unit & electric fireplace, providing a cozy space for relaxation. The primary suite is a tranquil haven, complete w/a vaulted ceiling, walnut feature wall & heated floors in the spa-like ensuite. Indulge in luxury w/dual sinks, a lavish soaker tub, a walk-in shower & an 8-foot storage unit for organization. The upper level features 2 more well-sized bedrooms, a flex room that could serve as a 4th bedroom/den, offering ample space for a growing family. Convenience meets style w/the adjacent laundry room equipped w/cabinets. The fully developed basement is an entertainer's dream, featuring a family room, rec space & a 7.1 audio system for immersive movie nights. Wired speakers throughout the home & on the back deck set the ambiance for any occasion. Step outside to your private oasis! Professionally built front & back composite decking with integrated lighting is ideal for unwinding under the stars. This...

Recreational, Games room 27.83 Ft x 18.00 Ft

Living room 18.33 Ft x 15.50 Ft

Kitchen 12.83 Ft x 12.25 Ft

Dining room 12.25 Ft x 8.17 Ft

Other 8.17 Ft x 7.33 Ft

2pc Bathroom Measurements not available

Other 7.50 Ft x 8.67 Ft

Bedroom 12.92 Ft x 11.08 Ft

Bedroom 15.42 Ft x 13.67 Ft

Laundry room 9.50 Ft x 5.25 Ft

Office 9.92 Ft x 9.25 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bonus Room 18.67 Ft x 13.92 Ft  
Primary Bedroom 22.25 Ft x 12.50 Ft

4pc Bathroom Measurements not available  
5pc Bathroom Measurements not available