



# 1473 Coopers Landing Airdrie Alberta

\$1,788,889

Introducing 1473 Coopers Landing SW, an exceptional residence that backs onto a pond/pathway. This architectural marvel spans an impressive 5528 square feet of total developed living space, meticulously designed to offer the pinnacle of luxury living. Upon entering, a sense of grandeur envelops you, courtesy of the soaring 10' ceilings on the main floor, finished in a sleek and modern flat painted style. The main level unfolds with a Living Room, Formal Dining Room, Den/Office, Family Room, Nook, Main Kitchen, Spice or Butler Kitchen, and a Full Bath boasting a custom shower. Convenience is paramount, with a Mud Room and direct Garage Entry, making daily life seamless. Ascend the stairs to discover the second floor, graced with 9' ceilings and a versatile bonus room, perfect for a media space or home office. Four generous bedrooms await, each complete with attached bathrooms, walk-in closets, and a touch of opulence in the form of custom ceiling perimeter dropped paneling illuminated by RGB LED lighting. Don't miss the enigmatic Unfinished Hidden Room, a hidden gem waiting for your personal touch. The basement level is an entertainer's paradise, with a Rec. Room, Nook, Gym, Wet Bar, and two additional bedrooms, each with its own full bath. This level also boasts the convenience of a second laundry area, ensuring every need is met with ease. The level of craftsmanship is unparalleled, evident in the upgraded plumbing fixtures from MOEN ALIGN, with a beautiful brush gold finish gracing all the bathrooms. A robust boiler system ensures a continuous supply of hot water for the entire house, complemented by in-floor heating in the basement. A hot water circulation pump guarantees instant hot water at every faucet. The garage is an oversized triple tandem car haven, thoughtfully roughed in for a gas heater, car charger plug, and equipped with hot and cold water facilities...

Recreational, Games room 36.33 Ft x 22.17 Ft

Bedroom 20.92 Ft x 13.42 Ft

3pc Bathroom Measurements not available

Bedroom 13.08 Ft x 13.50 Ft

3pc Bathroom Measurements not available

Family room 18.33 Ft x 16.33 Ft

Other 7.67 Ft x 13.25 Ft

Den 8.92 Ft x 10.42 Ft

3pc Bathroom Measurements not available

Primary Bedroom 14.92 Ft x 18.83 Ft

5pc Bathroom Measurements not available

Bedroom 16.17 Ft x 11.00 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

**RE/MAX Realty Professionals**

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Dining room 12.42 Ft x 9.75 Ft  
Living room 14.25 Ft x 17.83 Ft  
Breakfast 11.08 Ft x 14.00 Ft  
Kitchen 16.75 Ft x 18.92 Ft

4pc Bathroom Measurements not available  
Bedroom 15.58 Ft x 11.25 Ft  
Bedroom 13.75 Ft x 11.42 Ft