



# 1473 Coopers Landing Airdrie Alberta

\$1,722,500

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 11.07 M x 6.76 M  
 Bedroom 6.38 M x 4.09 M  
 3pc Bathroom Measurements not available  
 Bedroom 3.99 M x 4.12 M  
 3pc Bathroom Measurements not available  
 Family room 5.59 M x 4.98 M

Other 2.34 M x 4.04 M  
 Den 2.72 M x 3.18 M  
 3pc Bathroom Measurements not available  
 Primary Bedroom 4.55 M x 5.74 M  
 5pc Bathroom Measurements not available  
 Bedroom 4.93 M x 3.35 M

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

Listing Presented By:



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RE/MAX Real Estate (Central)

**RE/MAX Realty Professionals**

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Dining room 3.79 M x 2.97 M

Living room 4.34 M x 5.44 M

Breakfast 3.38 M x 4.27 M

Kitchen 5.11 M x 5.77 M

4pc Bathroom Measurements not available

Bedroom 4.75 M x 3.43 M

Bedroom 4.19 M x 3.48 M