



286 Coopers Cove Airdrie Alberta

\$1,349,000

STUNNING WALKOUT BUNGALOW situated on a corner lot with OVER 3500 SQ FT of developed living space, backing onto the pathway/park that leads to Central Pond and St. Veronica School in prestigious Coopers Crossing Estates. LUXURY PROPERTY offering 4 BEDROOMS + Office/Den and 3 FULL BATHROOMS (with heated tile floors), with a FULLY DEVELOPED WALKOUT BASEMENT. The spacious open main level layout boasts 10' ceiling throughout and 11' ceilings in both the living room and primary bedroom. The INCREDIBLE CHEF'S KITCHEN features HIGH END DACOR APPLIANCE PACKAGE, a large mitered-thick edge quartz island, full height custom cabinetry, and a walk-through pantry. The open concept dining and living area are ideal for entertaining and accented with a stoned floor-to-ceiling fireplace and built-in media wall, all flowing seamlessly on to the full length rear deck overlooking the pathway. The multi-purpose front den with French style windows is ideal for an office, optional bedroom, or formal dining. Main level OWNER SUITE is adjoined to the SPA-LIKE 5 PIECE ENSUITE with STEAM/rain/hand-held SHOWER , freestanding tub, dual vanities! DOUBLE walk-in (HIS/HER) CLOSETS with custom organizers and direct rear deck access round out this exceptional owner's suite. Lower WALK-OUT level is fully developed with a large recreation room , wet bar with dual zone wine cooler, and floating shelves, all of which access out to a PRIVATE covered below grade exposed aggregate patio and perfectly landscaped yard (with gated access to the pathway). The lower level additionally offers three spacious bedrooms, a 4 piece bath, and AN ELEGANT WINE ROOM. The professional landscaping of this home is truly exquisite, showcasing meticulous design and attention to detail (over \$80,000 spent in 2023). The lush greenery, thoughtfully placed flower beds, and abundance of trees create a picturesque outdoor...

4pc Bathroom 10.17 Ft x 5.08 Ft
 Wine Cellar 8.83 Ft x 5.75 Ft
 Other 9.08 Ft x 4.25 Ft
 Family room 28.33 Ft x 26.25 Ft
 Furnace 21.17 Ft x 9.25 Ft
 Bedroom 16.33 Ft x 14.42 Ft

Primary Bedroom 15.00 Ft x 13.92 Ft
 Office 11.00 Ft x 10.08 Ft
 Foyer 8.75 Ft x 7.58 Ft
 Laundry room 11.75 Ft x 9.25 Ft
 Pantry 10.25 Ft x 6.50 Ft
 Other 7.67 Ft x 7.58 Ft

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

Listing Presented By:



Originally Listed by:
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Bedroom 13.75 Ft x 12.83 Ft

Bedroom 16.75 Ft x 10.75 Ft

3pc Bathroom 5.08 Ft x 8.08 Ft

5pc Bathroom 14.92 Ft x 12.75 Ft

Other 8.83 Ft x 5.42 Ft

Dining room 14.00 Ft x 13.42 Ft

Kitchen 20.42 Ft x 9.00 Ft