

1173 COOPERS DRIVE SW

AIRDRIE, AB

HELLO,
Gorgeous!

A thoughtfully upgraded family home backing onto green space in one of Coopers Crossing's most desirable locations.

Home Specifications

- Total Above Grade Living Space: 2,345 sq ft
- Fully Developed Basement: ~965 sq ft
- Total Living Space: ~3,300+ sq ft
- Bedrooms: 5
- Bathrooms: 3.5
- Garage: Double Attached – Heated
- Year Built: 2010

Exterior Features

- Professionally landscaped front & back with low-maintenance artificial turf
- Pergola-covered patio with outdoor power + private yard backing green space
- Programmable Gemstone lighting front & back
- In-ground programmable irrigation system
- Replaced outdoor hose faucets + discreet pest pigeon strips

Interior Highlights

- Freshly repainted interior & exterior
- Hardwood throughout upper level with matching wood floor vents
- Heated basement floors with engineered hardwood finish
- Replaced carpet on both staircases
- New light fixtures over kitchen island

Kitchen & Dining

- Central kitchen with oversized island and eating area
- Updated kitchen faucet
- Added pantry cabinetry for enhanced storage
- Direct access to deck — perfect for everyday living & entertaining

Primary Suite & Upper Level

- Spacious primary retreat with custom walk-in closet system
- 5-piece ensuite
- Upper bonus room ideal for family lounging
- Programmable thermostats on both floors

Lower Level

- Fully developed basement with two additional bedrooms
- Large recreation / family room
- 3-piece bathroom
- Heated flooring for year-round comfort

Garage & Mechanical

- Heated garage with painted floors & walls
- New garage door mechanism with remote + security panel
- 60 AMP sub-panel for generator support (furnace & refrigerator)
- Water softener + water leak detector with auto shut-off
- SanUVox UV air purification system on furnace
- Central A/C + central vacuum system

Smart Home & Security

- TELUS security system throughout
- Front & back security cameras
- Electrical outlets added to pergola and backyard pole
- 2-zone SONOS sound system

Location

- Backs onto green space & pathway system
- Steps to schools, parks & Discovery Park
- Walkable to Coopers Town Promenade
- Quiet, established street in award-winning Coopers Crossing

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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TARA MOLINA
— REAL ESTATE GROUP —

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