

# 295 COOPERS HILL SW

AIRDRIE, ALBERTA

2583 SQFT | 4 BED | 3.5 BATH

**HELLO,**  
*Gorgeous!*

## **Renovations & Interior Design**

- Major renovation completed in 2021
- Hardwood floors throughout main and upper levels
- New carpets installed in 2021
- Quartz countertops throughout the home
- Professionally painted walls, cabinetry, railings, and built-ins
- Designer shiplap features and wallpaper accents
- Updated bathrooms with custom finishes
- High-end detailing throughout bedrooms, hallways, loft, kitchen, great room, and basement

## **Welcoming Entry**

- Custom entryway with stacked stone feature wall
- Wood-finished insulated front door with decorative glass and ironwork
- Rustic ceiling beams and oversized entrance bench
- Large walk-in closet for guests
- Bluetooth smart deadbolt

## **Main Floor Highlights**

- Glass French doors leading to private office / flex room (potential dining room or additional bedroom)
- Stunning west-facing great room with 14' vaulted ceilings
- Large arched windows bringing in natural light
- Statement chandelier centerpiece
- Feature fireplace wall with masonry detailing and gas fireplace with blower fan

## **Chef's Kitchen**

- Large island with seating
- Custom one-of-a-kind solid walnut hood fan
- Professionally painted two-tone cabinetry
- Programmable in-cabinet lighting
- Gas range and wall oven
- Ice-maker water refrigerator
- Wine / beverage cooler
- Extra deep divided sink with garburator
- Pot drawers and pull-out organizers
- Spacious corner pantry with custom door

## **Appliances include:**

KitchenAid, Bosch, Thermador, and Master Chef

### **Main Floor Laundry & Mudroom**

- Decorative five-window barn door with antique handle
- Built-in cubbies and storage for seasonal gear
- Quartz folding counter
- Laundry sink
- High-end LG steam washer and steam dryer (2021)
- Large walk-in storage closet for VacuFlow system

### **Upper Level**

- Automatic stair lighting with feature shiplap wall detail
- Spacious landing leading to comfortable bonus loft space
- Built-in media center powering speakers throughout the home
- Two large secondary bedrooms (matching size layout)
- Shared four-piece bathroom

### **Primary Retreat**

- Vaulted ceiling design
- Space for seating area and dressing table
- Custom feature wall with built-ins and designer wallpaper
- Five-piece ensuite bathroom
- Heated floors
- Double vanity with quartz counters
- Deep soaker tub
- Separate water closet
- Spacious walk-in closet with his-and-hers sides

### **Fully Developed Walkout Basement**

- Bright basement with zone lighting
- Two-zone in-floor heating system
- Custom finishes including:
  - Tin ceilings
  - Distressed wood beams
  - Rustic brick dry bar
  - High-end laminate flooring
- Full bathroom with tub/shower
- Stone and wood beam wine / cold room
- Versatile recreation / games / home gym space
- Queen Murphy bed with built-in storage
- Full second kitchen with:
  - Granite countertops
  - Large island
  - Electric stove
  - Dishwasher
  - Bar fridge
  - (Approved by City of Airdrie – not a legal secondary suite)
- 7-zone underground sprinkler system
- Two storage sheds on the property

### **Mechanical & Utility Features**

- Boiler system for basement in-floor heating
- Indirect hot water tank system
- Water softener
- 200 amp electrical service
- Furnace installed 2010 (blower motor replaced 2018)
- Boiler heat exchanger replaced 2017
- Alarm system with cellular monitoring capability

### **Garage**

- Triple attached garage (fits large trucks)
- Workshop area with separate electrical panel
- Forced-air garage heater
- Epoxy flooring
- Built-in cabinetry and storage
- 50 amp electric vehicle / welder outlet
- Additional welding plug
- Garage man door access

### **Outdoor Living**

- 300 sq ft Duradek balcony with glass railing
- Natural gas BBQ connection
- Wiring for outdoor speakers
- Cedar-lined front porch ceiling
- Walkout basement patio with custom concrete
- Two natural gas connections
- Rough-in for future hot tub

### **Landscaping**

- Custom high-end concrete work front and rear
- Two-tone front driveway
- Professional landscaping and hardscaping
- Over 20 mature trees and shrubs

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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