

# 1085 COOPERS DRIVE SW

AIRDRIE, ALBERTA

**HELLO,**  
*Gorgeous!*

## **A HOME THAT CONNECTS LOCATION & LIFESTYLE**

A rare opportunity to own one of Coopers Crossing's most extensively upgraded executive homes... perfectly positioned on a premier estate walkout lot backing directly onto the pond and across from the school field.

Offering over 3,389 sq ft above grade plus a fully developed walkout basement, this home was designed to impress at every turn with soaring architectural detail, luxury finishes, advanced smart-home integration, and exceptional indoor-outdoor living.

With 5 bedrooms, multiple entertaining spaces, and three separate outdoor retreats, this is a home designed for elevated family living without compromise.

## **ARCHITECTURAL FEATURES & DESIGN**

- Grand open-riser staircase with statement millwork
- Soaring 22-foot ceilings in the living room
- Vaulted ceilings in the bonus room and primary suite
- Coffered ceiling in formal dining room
- Extensive custom millwork and built-ins throughout
- Hardwood flooring across the main floor, upper level, and basement
- 9-foot ceilings throughout all levels
- Oversized windows capturing pond and green space views
- Two gas fireplaces plus electric fireplace in bonus room
- Designer lighting and upgraded fixtures throughout

From the moment you enter, this home delivers the kind of scale, craftsmanship, and architectural presence rarely found in Airdrie.

## **CHEF-INSPIRED KITCHEN & ENTERTAINING**

Designed for both large gatherings and effortless everyday living... the kitchen is truly the heart of the home.

- Massive central island with granite countertops
- Wolf 6-burner gas range
- Wolf built-in oven + microwave
- Sub-Zero refrigerator
- Miele dishwasher
- Under-counter wine fridge
- Walk-in pantry with stainless steel shelving
- Spacious breakfast area with direct access to upper deck
- Open-concept connection to living and dining spaces

The adjacent formal dining room creates the perfect setting for hosting while the soaring living room with custom built-ins and fireplace anchors the entire main floor beautifully.

## **SPACE FOR EVERYONE**

With 5 bedrooms, multiple living areas, and exceptional separation between spaces, this home was designed to support both growing families and multi-generational living.

### **Upper Level**

- Stunning primary retreat with private balcony overlooking the pond
- Spa-inspired ensuite with steam shower, soaker tub, heated flooring, and dual granite vanities
- Walk-in closet with custom jewellery island
- Vaulted bonus room with electric fireplace
- Two oversized secondary bedrooms
- Dedicated upper laundry room with cabinetry and sink

### **Walkout Basement**

The fully developed walkout basement creates an entirely separate level of living and entertaining.

- Large recreation room with gas fireplace
- Wet bar with granite counters and beverage fridge
- Two additional bedrooms
- Full bathroom
- In-floor heating throughout
- Direct access to lower patio and outdoor lounge area
- Security roller screens ideal for lock-and-leave travel peace of mind

Whether hosting guests, accommodating older children, or creating private work and wellness spaces... this layout offers incredible flexibility.

## **OUTDOOR LIVING & LOCATION**

This property offers a lifestyle that is incredibly difficult to replicate in Coopers Crossing. Backing directly onto the pond while sitting across from the school field and green space, the setting feels private, peaceful, and connected to nature.

Outdoor living was intentionally designed across THREE separate levels:

- Private upper balcony off the primary suite
- Main-floor kitchen deck overlooking the pond
- Covered walkout patio with lounge area below

Additional outdoor upgrades include:

- Professionally landscaped low-maintenance yard
- Artificial turf front and back
- Extended patio space
- Arctic Spa hot tub with automated Covana Oasis cover
- Glass privacy screens
- Outdoor natural gas heater
- Additional gas lines for entertaining
- Gemstone programmable exterior lighting

Additional outdoor upgrades include:

- Motion sensor lighting
- Underground irrigation system
- Rain barrels and upgraded drainage features

This is luxury outdoor living designed to be enjoyed... not maintained.

### **SMART HOME, SECURITY & MECHANICAL UPGRADES**

Extensively upgraded for comfort, convenience, and peace of mind.

- Sonos whole-home audio system with 18 built-in speakers
- Automated blinds throughout key living spaces
- Security cameras with upgraded DVR system
- Monitored alarm + fire system
- AI-enabled doorbell with package detection
- Water leak detection with automated shutoff
- UV air purification systems on both furnaces
- Full-home water filtration + water softener
- Dual air conditioning systems
- New hot water tank for on-demand system
- Heated double attached garage with in-floor heat
- Garage subpanel for future emergency power integration

For snowbird buyers or busy professionals, this home offers true lock-and-leave confidence with systems intentionally designed for security, monitoring, and low-maintenance ownership.

### **WHY THIS HOME IS SPECIAL**

Luxury homes can have beautiful finishes.

Very few offer this level of architectural presence, meaningful upgrades, smart-home integration, security, functionality, and premium pond-front location all in one property. 1085 Coopers Drive SW stands apart because every improvement was made thoughtfully... not cosmetically.

This is a home that feels elevated the moment you walk in — while still being incredibly livable, warm, and functional for everyday life.

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

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TARA MOLINA  
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