

\$819,000 - 248 Coopers Hill Sw, Airdrie

MLS® #A2201511

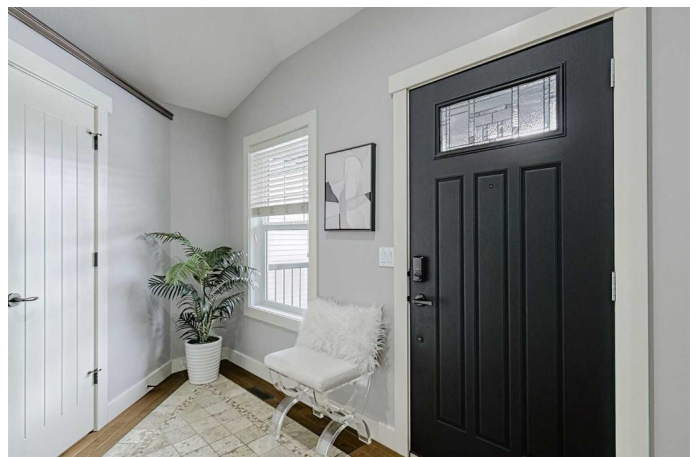
\$819,000

4 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.11 Acres

Coopers Crossing, Airdrie, Alberta

SPECTACULAR CUSTOM 'McKee Homes' BUNGALOW located close to schools, parks and trails. PRIDE OF OWNERSHIP and ATTENTION to detail describes this beautiful home. The main floor is all open concept with living room, dining room, kitchen and vaulted ceilings. The entry way has beautiful inset tile detail, spindle rails and a foyer that is both warm and inviting. Hardwood floors to the main living area opens to a large kitchen with 2 skylights, maple cabinetry, expansive granite countertops, stainless steel appliances including a convection wall oven and separate built in microwave/oven and 5 burner gas cook range. The granite breakfast bar has sink, garburator and seats bar stools comfortably. The dining area can fit a good sized table and chairs. The livingroom has a floor to ceiling stone wall with gas fireplace and maple mantle. The deck off the livingroom can house a table, chairs and there is a gas line for your barbecue - the whole house SONOS speakers also plays on the deck. The GENEROUS primary suite is located on the main with plenty of room for a king sized bed and furniture. There is a spacious ensuite with granite, large soaker tub and separate shower in addition to a walk in closet. There is another bedroom on this level with a full bathroom also with granite, located next to it and a closet for stackable washer and dryer. Entry from the garage is a mudroom with built in bench, maple cupboards, coat hangers and tiled for easy cleaning. Downstairs is a supersized media



room with full wet bar (including granite countertop, dishwasher, fridge and sink). Next to the media room is a POKER/GAMES room with a pass thru window to the bar area. There are 2 good sized bedrooms each with WALK-IN CLOSETS as well as a 4 piece bathroom with granite. The laundry room is located here as well (Laundry on the main floor and lower level). Note: there is IN FLOOR HEAT in the basement as well as forced air furnace; this is so the CENTRAL AC can reach all of the house to keep it cool in the summer. The yard is low maintenance with underground sprinklers and wonderful trees strategically planted (in the past 2 years) which will provide much shade and privacy in the future. A shed is also included. The garage is insulated, drywalled with 5/8 plywood and is set up perfectly for the HOCKEY NUT (or aspiring PRO) in your family. Special easy puck slide (dry land tile) flooring provides the perfect 365 day practice area for shooting and developing hockey skills. It comes with custom hockey rink replica boards, so unique - it's FABULOUS. The whole house has new paint and new 60 ounce carpets throughout. Over 2300 SQUARE FEET OF QUALITY FINISHED SPACE. Home is IMMACULATE AND FEELS LIKE NEW. Nothing to do but MOVE RIGHT IN! QUICK POSSESSION IS AVAILABLE.

Built in 2010

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2201511 |
| Price | \$819,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,363 |
| Acres | 0.11 |
| Year Built | 2010 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 248 Coopers Hill Sw |
| Subdivision | Coopers Crossing |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 0R9 |

Amenities

| | |
|----------------|---|
| Amenities | Park |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Stone, Blower Fan |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Underground Sprinklers |
| Roof | Asphalt Shingle |

| | |
|--------------|-------------------------------------|
| Construction | Stone, Vinyl Siding, Shingle Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 1 |
| Zoning | R1 |
| HOA Fees | 75 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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