

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

MLS® #A2201511

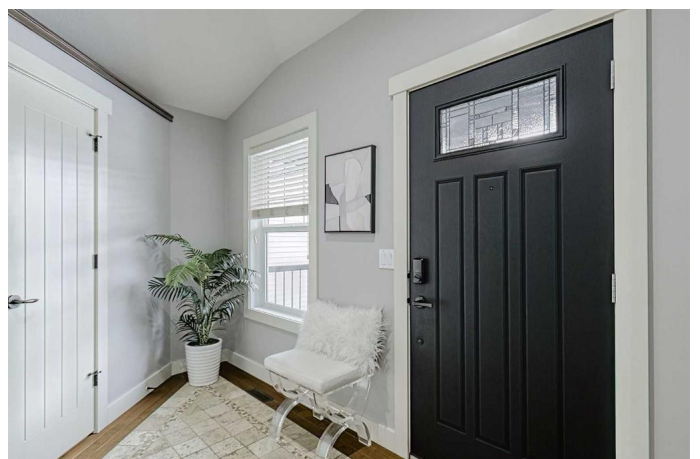
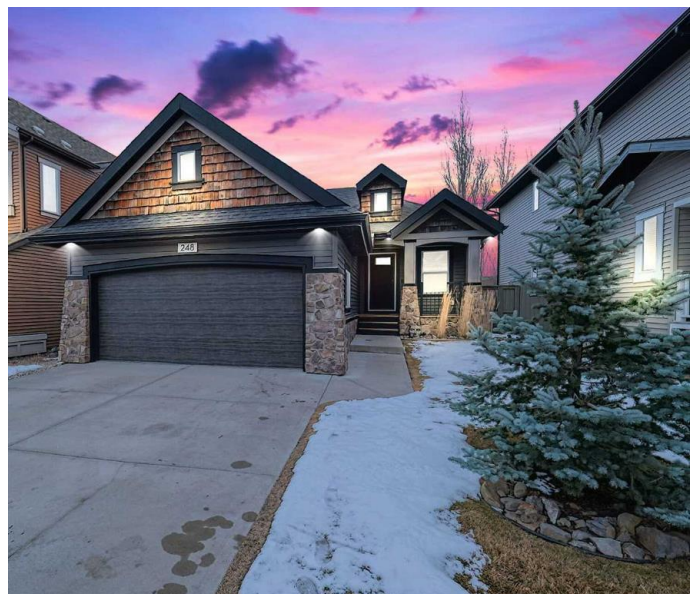
**\$819,000**

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**

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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