# \$1,699,990 - 1473 Coopers Landing Sw, Airdrie

MLS® #A2195745

# \$1,699,990

6 Bedroom, 6.00 Bathroom, 3,831 sqft Residential on 0.16 Acres

Coopers Crossing, Airdrie, Alberta

Welcome to 1473 Coopers Landing SW, an extraordinary residence backing onto a serene pond and pathway. This architectural gem boasts a total of impressive 5,528 square feet of thoughtfully designed living space, exemplifying the height of luxury.

exemplifying the height of luxury. As you enter, you're greeted by grand 10' ceilings on the main floor, featuring a sleek, modern flat paint finish. The main level flows seamlessly, including a Living Room, Formal Dining Room, Den/Office, Family Room, Nook, Main Kitchen, Spice Kitchen or Butler's Kitchen, and a Full Bath with a custom shower. A large low maintenance deck with plexiglass railings and stairs leading down to the backyard off the kitchen nook overlooks the numerous pathways and greenery that is a beautiful feature in Coopers Crossing. Daily life is made effortless with a convenient Mud Room and direct access to the garage. Ascending to the second floor on a one of a kind set of stairs, you'II find 9' ceilings and a versatile bonus room, ideal for a media space or home office. Four spacious bedrooms await, each with its own bathroom and walk-in closet. The luxurious custom ceiling perimeter with RGB LED lighting adds a touch of elegance. Don't overlook the intriguing Unfinished Hidden Room, a perfect canvas for your creative vision.

The basement is an entertainer's dream, featuring a Rec Room, Nook, Gym, Wet Bar, and two additional bedrooms with their own full baths. A second laundry area adds to the







convenience, ensuring that every need is met. Craftsmanship is unparalleled throughout, highlighted by upgraded plumbing fixtures from MOEN ALIGN in a beautiful brushed gold finish. A robust boiler system provides continuous hot water, complemented by in-floor heating in the basement(2 zones) and a hot water circulation pump for instant access at every faucet.

The oversized triple tandem garage is thoughtfully roughed in for a gas heater and car charger, with hot and cold water facilities for added convenience. Outdoor elegance shines through with custom timber sourced from Revelstoke, BC, featuring a stunning timber-framed front porch and PARGOLA above the garage. The beautifully landscaped grounds include an exposed aggregate driveway, porch patio, and entry stairs. Technology is seamlessly integrated, featuring a wired security system, cameras, LCD screens, Eufy Smart Lock, dual-camera doorbell, and a speaker system throughout the home, ensuring security and entertainment are paramount.

Experience warmth and sophistication with the 120― Electric Fireplace in the basement, the contemporary 60― Linear Gas Fireplace on the main floor, and the serene 72― Electric Fireplace in the bonus room. Every detail of this home reflects a commitment to comfort and luxury.

Don't miss the chance to experience the epitome of luxury living in Coopers Crossing in Airdrie. Too many upgrades to list!!!. Schedule your private viewing todayâ€"this isn't just a house; it's an extraordinary lifestyle.

Built in 2022

### **Essential Information**

MLS® # A2195745 Price \$1,699,990 Bedrooms 6

Bathrooms 6.00

Full Baths 6

Square Footage 3,831

Acres 0.16

Year Built 2022

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 1473 Coopers Landing Sw

Subdivision Coopers Crossing

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B4K6

#### **Amenities**

Amenities Other

Parking Spaces 6

Parking 220 Volt Wiring, Aggregate, Heated Garage, Insulated, Triple Garage

Attached

# of Garages 3

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, See Remarks, Bar, Breakfast Bar,

Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Separate Entrance, Steam Room, Tankless Hot Water, Wet Bar,

Wired for Data, Wired for Sound, Walk-In Closet(s)

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings, Central Air Conditioner, Bar Fridge, Oven-Built-In, Garburator, Gas Range, Gas Stove, Instant Hot Water, Microwave, See

Remarks, Tankless Water Heater

Heating Natural Gas, ENERGY STAR Qualified Equipment, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas, Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line, Lighting

Lot Description Backs on to Park/Green Space, City Lot, Low Maintenance Landscape,

Rectangular Lot, See Remarks, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame, Brick, Stone, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed May 26th, 2025

Days on Market 156

Zoning R1

HOA Fees 75

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage METRO

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