

**194 Coopersfield Way SW**  
**Airdrie, Alberta**

**MLS # A2151888**



**\$875,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,402 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	NA		

This meticulously maintained home boasts 5 bedrooms, 3.5 bathrooms and an impressive 3,300+ square feet of beautifully designed living space, complete with air conditioning for ultimate comfort. Every detail has been tastefully selected to enhance the luxury feel with high quality construction and materials throughout. Upon stepping into this home, you will appreciate the large office and custom luxury vinyl plank floor and tile selections on the main floor and Wainscoting throughout. The dream kitchen has all the upgrades including oversized ceiling height cabinets, Quartz countertops, extra large island, wall ovens and built-in microwave, a 5-burner gas cooktop, full length custom herringbone backsplash and a large walk-through butlers pantry which leads you into a separate mud room. The open concept design allows for a natural flow while entertaining. The kitchen transitions into your spacious dining and living room which looks onto your large south facing deck and yard. The large living room features a custom fireplace feature wall. Upstairs, you will discover an expansive primary retreat with a spa-like 5-piece ensuite with an oversized walk-in closet featuring custom built-ins. There are also three large additional bedrooms, a 4-piece bathroom, and a spacious central family room - the perfect spot for family movie nights. The professionally developed basement is an added bonus, complete with a 5th bedroom, massive rec room with a wet bar and bar fridge, and full 4-piece bathroom. This home features over \$100,000 in upgrades and will be one of the best kept homes you see on the market!