

179 Coopers Hill SW  
Airdrie, Alberta

MLS # A2219372

**\$755,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,376 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Built-in Speakers, Hot Tub, TV Arms, Tire Racks & Garage Shelves, All Attached Shelves.

LUXURY. LOCATION. LIFESTYLE. Say hello to 179 Coopers Hill SW &ndash; a showstopping home BACKING onto the GREENSPACE nestled on a quiet street in prestigious Coopers Crossing. This impeccably finished 4 Bedroom home with a DOUBLE ATTACHED GARAGE leaves nothing on your wish list, and w/ the fresh paint and list of upgrades, there&rsquo;s nothing left on your &ldquo;to do&rdquo; list either! Step inside from the covered Front Porch to soaring cathedral ceilings in the grand Foyer w/ and an organized closet, and admire the rich Brazilian Cherry HARDWOOD flooring. Tall &rsquo; ceilings and huge bay windows create cozy vibes in the carpeted front Formal Living Room, overlooking the oversized Dining Room - ideal for entertaining & hosting large dinners. The heart of the home - a chef-worthy Kitchen, curated w/ extended cabinetry, gleaming granite counters, newer SS appliances, a designer backsplash, a central eat-up island, AND a coveted walk-in pantry. The adjacent Breakfast Nook is encased in bright windows, w/ 10&rsquo; ceilings, stepping outside to the back deck & yard. Enjoy effortless flow into the Family Room, where a corner fireplace w/ tile surround & a wood mantle anchors the space, and oversized windows pour in natural light. Also tucked away on the main-level is a versatile Den or Home Office w/ a glass-pane door, a Laundry & Mudroom w/ a Linen Closet, hanging rod, cabinets, and access to the Garage, and a gorgeous modern, renovated 2-pc Powder Room. Whether you&rsquo;re hosting holiday dinners or curling up w/ a book, this main floor adapts beautifully to every moment. A stunning iron spindled staircase leads upstairs, where the large hallway opens to below and allows for added privacy. This Primary Suite is nothing short of a retreat! Indulge in the spa-inspired 5-piece ensuite w/ a jetted

CORNER SOAKER TUB, dual vanities, private water closet, and an extra wide tiled walk-in shower &mdash; all leading into a big walk-in closet with custom shelving. The 2nd and 3rd additional bedrooms have WALK-IN CLOSETS, and upstairs is also a 4th Bedroom, an elegant 4-piece bath, AND additional Linen Closet to make day-to-day living as seamless as it is luxurious. Downstairs, the unfinished Basement already hosts 8&rsquo; ceilings, 2 windows AND roughed-in plumbing&hellip; Whether you envision a theatre space, home gym, playroom, wet bar - or ALL four - this level boasts the perfect layout to make your dreams come true! Welcome outside to a BACKYARD SANCTUARY&hellip; Professionally landscaped and fully fenced, it&rsquo;s complete w/ a large TREX deck with BBQ gas line, mature trees, garden beds, HOT TUB, kids playset, and the best part is - you can walk out your back gate onto the miles of pathways and Greenspace. Top it all off w/ a HEATED DOUBLE ATTACHED GARAGE with great storage, aggregate driveway for extra parking, new furnace & A/C (2022), and a brand new hot water tank (2024)&mdash;this is the TOTAL PACKAGE, set in one of Airdrie&rsquo;s most coveted communities. Homes like this are rare, don't miss your chance!