



**#1 OFFICE  
WORLDWIDE  
21 YEARS**

**MLS®-C4284997 - 272 COOPERS PA SW - \$1,249,000**



**Province**  
Alberta

**Price**  
\$1,249,000

Great opportunity in the prestigious community of Coopers Crossing! Elegance, sophistication & superior design meet in this custom built 2 storey 4 bedroom house that offers over 4600 SqFt of luxury living space & over 100K spent in executive upgrades! Open concept main floor plan with grand open to below entrance has huge gourmet kitchen, enormous breakfast island, s/s high-end appliances, granite counter tops, hardwood & tile throughout. Spacious dining area, massive living room with huge windows allowing lots of natural light, fireplace surrounded by stone up to the ceiling, office & functional mudroom. The



[RE/MAX Real Estate Central](http://remaxcentral.ab.ca)  
RE/MAX Real Estate (Central)  
[info@remaxcentral.ab.ca](mailto:info@remaxcentral.ab.ca)  
P: 403-216-1600  
M: 403-216-1600

upper level offers humongous master bedroom with deluxe 5pc en-suite, dual her & his sink & a large closet, 2 more bedrooms + 2nd 4pc full bathroom, bonus room & a study area. W/O basements hosts big recreational room, 4th bedroom + 3rd 4pc full bathroom, amazing wood custom bar & exercise room. This unique property has timeless designs & tons of upgrades. Located in the Estate Cul-De-Sac area of Coopers Park! In this mansion you will notice upgrades like: 10' ceilings with 8' doors on the main floor. Upgraded high end cabinetry all through the house, in-floor heating system: in the basement, master bathroom en-suite, & garage. Custom on site built-ins in the office, study area, closets, mudroom & pantry. Flat painted ceilings main & upper floor, engineered scraped hardwood, open to below staircase, covered deck in cedar finished ceiling, concrete covered patio. High end lighting package all through out. Vaulted ceiling in the master bedroom, sound system all through the house including on outside deck, top of the line water softener, A/C 1 unit, 2 furnaces. Front side double oversized garage with over 685 SqFt. Front & back yard is professional landscaped, has underground sprinkler system, huge concrete patio & private access to wide open green space alley system connected all through the Coopers community. Call for your private viewing today is a must view!



[RE/MAX Real Estate Central](#)  
RE/MAX Real Estate (Central)  
[info@remaxcentral.ab.ca](mailto:info@remaxcentral.ab.ca)  
P: 403-216-1600  
M: 403-216-1600