

# 117 Cooper Lane

Van Alstyne, TX 75495

3 

2.0 

2,406 

3 



Step into the realm of luxury with this exceptional 3-bedroom abode, epitomizing modern living at its finest. The grand entrance sets an anticipatory tone, drawing you into a spacious layout that whispers sophistication.

To your left, an inviting study awaits, a haven for productivity and serenity, ideal for those who work from home. To your right, a stunning dining room unfolds, promising unforgettable dinner parties and festive gatherings.

The heart of the home beats in the family room, where a dramatic corner fireplace reaches skyward, framing the space with warmth and elegance. An open-plan design beckons social butterflies and seasoned hosts alike to revel in the joy of entertainment.

Culinary dreams come alive in the gourmet kitchen, featuring an oversized island, gleaming stainless steel appliances, and ample granite work surfaces that merge with generous storage options. Here, a cozy breakfast nook nestles beside a charming built-in window seat, pouring out into the covered patio and setting the stage for alfresco soirees or tranquil morning rituals.

Retreat to the opulent master suite, a serene sanctuary sporting vast views of the landscaped backyard, a walk-in closet to envy, and a sumptuous master bath with a standalone soaking tub, his and hers vanities, plus a walk-in shower—all designed to envelop you in endless luxury.

Rounding out this exquisite residence is a practical utility room complete with functional cabinetry and a sink, while the house itself boasts copious built-in storage throughout. The property is complete with a three-car side-entry garage, adding a touch of convenience to this picture-perfect lifestyle offering.

Welcome home to a living experience designed for those who appreciate the finer things in life and won't settle for anything less than extraordinary.



