

95 Copperstone Boulevard SE
Calgary, Alberta

MLS # A2237731



\$698,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,124 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this cozy residence boasting over 3,000 SqFt of living space. This home features 4 bedrooms and 4 bathrooms, double attached garage with an epoxy floor. The main level offers 9-foot ceilings and an open-concept layout with beautiful maple hardwood flooring throughout. The kitchen is equipped with modern stainless-steel appliances, a newly installed reverse osmosis system for pure drinking water, generous counter space, stylish maple cabinetry, and a convenient walk-through pantry. As you pass through the graceful architectural arches, you'll arrive at the dining area, bathed in warm natural light from the west-facing patio door and large windows. Main level also includes a 2-piece bathroom, a laundry room, and extra closets for everyday convenience. Step outside to multi-level deck complete with a gas hookup for your barbecue, backyard featuring mature Swedish Aspen trees, a pergola, a trampoline, and a cozy fire pit area. Inside, the living room is highlighted by a built-in gas fireplace, and the open-concept staircase leads you to the upper floor. Here, you'll find flex space perfect for a play area or home office, along with a spacious bonus room that boasts vaulted ceilings. This bonus room also features another built-in gas fireplace. The primary bedroom featuring an oversized window and a five-piece ensuite with a corner tub, walk-in tiled shower, dual sinks, a private toilet area, and a walk-in closet. Two additional generously sized bedrooms, a four-piece bathroom, and a large linen closet complete this floor. Head downstairs to discover a fully finished basement, where a spacious family room. Lower level also includes a fourth bedroom, a 2-piece bathroom, a mechanical room with ample storage, and two additional storage closets. This home is equipped with central air conditioning and a Nest thermostat for your comfort.

Plus, the shingles, eaves, and gutters were replaced just three years ago. Conveniently located within walking distance to K-5 and Catholic K-9 schools, parks, shopping, and the Copperfield Community Association—offering tennis courts, an outdoor rink, and a daycare center. This home checks all the boxes!