



**GRASSROOTS**  
REALTY GROUP

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**16 Copperstone Gate SE**  
**Calgary, Alberta**

**MLS # A2220566**



**\$659,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Beautiful Fully Developed Walk-Out Home in Copperfield &ndash; 4 Bed, 3.5 Bath Welcome to this spacious and well-appointed family home in the desirable community of Copperfield! This fully developed walk-out features 4 bedrooms and 3.5 bathrooms, including a luxurious 4-piece ensuite in the primary bedroom and a convenient half bath on the main level. Brand NEW Carpets, freshly painted. The primary suite boasts a generous walk-in closet and spa-like bathroom, while a second upstairs bedroom also includes its own walk-in closet&mdash;perfect for growing families or guests. The large bonus room on the upper floor offers versatile living space, alongside two additional bedrooms and an oversized main bathroom. The main floor welcomes you with a spacious front entry and a mudroom-style garage entry. Enjoy an open concept layout with a large kitchen, ample cabinetry, a central island, and seamless flow into the dining area and living room&mdash;ideal for entertaining. The professionally finished walk-out basement features a fourth bedroom, a full bathroom, and a walk out to a beautiful large yard. Additional features include: Vacuflo system throughout. Fully landscaped yard with sprinklers and Two-level wood deck recently painted. Close proximity to schools, parks, and playgrounds. This is a perfect home for families seeking comfort, space, and functionality in a vibrant, family-friendly neighborhood