



GRASSROOTS
REALTY GROUP

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152 copperstone Drive SE
Calgary, Alberta

MLS # A2237621



\$549,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,610 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to one of the most stylish homes on the block! This architecturally striking residence offers exceptional curb appeal and a prime south-facing location directly across from a beautiful park and Playground. Inside, you'll find a thoughtfully designed and modern interior with high-end finishes throughout. Notable upgrades include 9-foot ceilings, granite countertops, a designer backsplash, stainless steel appliances, hardwood flooring and premium cabinetry. The open riser staircase and expansive windows add a bright, airy feel to the main living space. The main floor features generous front and rear foyers, a private den/home office, and a convenient powder room. Upstairs, the primary suite includes a walk-in closet and a luxurious ensuite with a soaker tub and separate shower. Two additional good size gorgeous bedrooms, a full 4pc bathroom, and a dedicated laundry room complete the upper level. The spacious family room offers flexibility as a comfortable lounge or home learning space. The basement includes roughed-in plumbing for a future bathroom, framing started for an additional bedroom, and is also solar-ready for future energy efficiency. Other features: water softener, brand new fresh paint through whole house, brand new hot water tank, new Roofing and sliding in 2022. Don't miss your chance to own this stunning, well maintained home in a sought-after location. Book your private showing today!