



**GRASSROOTS**  
REALTY GROUP

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**95 Copperstone Boulevard SE**  
**Calgary, Alberta**

**MLS # A2237731**



**\$698,700**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	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!