



**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		

If you're searching for the perfect sanctuary to nurture your family, your quest ends here! As you step inside, you'll quickly start checking off your "must-haves." The first thing that captures your attention are the soaring 9' ceilings and the thoughtfully designed open-concept main living area. The kitchen is a dream come true, featuring modern stainless-steel appliances, a newly installed RO system for clean drinking water, ample counter space, exquisite maple cabinetry, and a generous walk-through pantry that will make bringing in groceries a breeze. Transitioning through elegant architectural arches, you'll find the dining area and living room bathed in warm, natural light from the west-facing patio door and large windows. Step outside to a sprawling multi-level deck equipped with a gas hookup for your BBQ, and enjoy the stunning backyard adorned with mature Swedish Aspen trees, a hardtop metal gazebo, a trampoline, and a cozy fire pit area-perfect for memorable family gatherings and sunsets. Back inside, the living room boasts a built-in gas fireplace, adding warmth on those crisp fall evenings. The maple mantel and elegant tilework create a harmonious focal point in the main area. Ascend the beautifully lit stairs and take in the open design that enhances the home's overall charm. Upstairs, a versatile flex space awaits-ideal for a play area or home office-along with a spacious bonus room featuring vaulted ceilings and abundant natural light. This bonus room also includes another built-in gas fireplace with a display area for your cherished artwork. The primary bedroom is a true retreat, flooded with natural light from an oversized window and boasting a luxurious five-piece ensuite complete with a corner tub, walk-in shower, double sinks, private toilet area, and a walk-in closet. Two additional well-sized bedrooms, a four-piece washroom, and a large linen closet round out

this floor. But wait, there's more! Venture downstairs to discover a fully finished basement that promises endless fun and unforgettable memories. The expansive family room is perfect for entertaining, complemented by a fourth bedroom, a washroom, a mechanical room with ample storage, and two additional storage closets. This home is equipped with central air conditioning, a Nest thermostat, and a double attached garage featuring an epoxy floor. Plus, the shingles, eaves, and gutters were replaced just three years ago. Still on the fence? Check off even more of your must-haves: the home is conveniently located near K-5 and Catholic K-9 schools, parks, shopping, and the Copperfield Community Association, which offers tennis courts, an outdoor rink, and a daycare center. Check, check, and check! This home is truly perfect for you and your family. Schedule your showing today and come see for yourself!