



GRASSROOTS
REALTY GROUP

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**83 Copperstone Boulevard SE
Calgary, Alberta**

MLS # A2248665



\$699,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated,		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectan		

Heating: Central, Exhaust Fan, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

QUICK POSSESSION + NEW PRICE + BIG FAMILY HOME ALERT! Over 3,360 SQ.FT. of Living Space | 6 Bedrooms | 4 Bathrooms | Huge Bonus Room. Welcome to this stunning, custom-built dream home in the heart of Copperfield—offering 3,363+ sq. ft. of thoughtfully designed living space perfect for large or growing families. This meticulously maintained home features newer carpets, fresh paint, 9' ceilings on the main floor, 6 spacious bedrooms, 4 full bathrooms, and a massive 21' x 14' bonus room ideal for movie nights or a kids' retreat. Explore the 3D tour and floor plan today! Prime Location - Located steps from scenic ponds, walking paths, parks, ice rink, skate park, soccer fields, and top-rated schools. Just minutes to shopping, transit, South Calgary Hospital, and major commuter routes. Main Floor Highlights: Chef-inspired kitchen with maple shaker cabinets, upgraded stainless steel appliances, a large walk-in pantry, central island with storage and seating, tiled backsplash, and ample counter space. The open-concept breakfast nook and great room feature a gas fireplace with a tile surround and mantle. Hardwood & tile flooring, stylish lighting & plumbing fixtures, modern baseboards and trim. Convenient main-floor bedroom, powder room, and laundry area. Upstairs Features: Oversized primary suite with spa-like 5-piece en-suite: corner soaker tub, separate shower, dual vanities, and a huge walk-in closet. 3 additional large bedrooms. Massive 22' x 14' bonus room. Fully Finished Basement: Spacious recreation room. Open bar area—great for entertaining. 6th bedroom and full bathroom. Exterior & Additional Features: Shingles and siding replaced in 2019/2020. Oversized 22' x 22' double attached garage. Rear lane access. West-facing backyard with a sunny 28' x 14' deck. Fully fenced yard—ideal for pets and kids.

Covered front entry with shake wood details for rich curb appeal. Immediate possession available. This home checks all the boxes for space, style, and location. Don't miss your chance—add this property to your Must-See List and contact your friendly REALTOR® today to book a private tour!