



**GRASSROOTS**  
REALTY GROUP

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**47 Copperstone Mews SE**  
**Calgary, Alberta**

**MLS # A2267477**



**\$764,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                         |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 2,386 sq.ft.                        | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached              |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Irregular Lot |               |                   |

|                    |                                                                                                           |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Laminate, Tile                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** Legal Suite Appliances - Dishwasher, Fridge, Microwave Hood Fan, Electric Stove, Washer/Dryer

Tucked away on a peaceful cul-de-sac in Copperfield, this inviting family home perfectly blends space, comfort, and everyday elegance. From the moment you arrive, the extra-large driveway - enough space for five cars or a trailer - sets the tone for the generous proportions and thoughtful details found throughout. Step inside to a sunlit main floor designed for both daily living and effortless entertaining. The spacious living room draws you in with its cozy gas fireplace and warm, welcoming ambiance. A wall of windows floods the adjoining dining nook with natural light, while the kitchen delivers on both style and function with granite countertops, soft white cabinetry, stainless steel appliances, and a walk-through pantry that leads seamlessly into the mudroom and laundry area with direct garage access. Upstairs, a sunken bonus room with vaulted ceilings and a private balcony offers the perfect retreat - ideal for movie nights, morning coffee, or quiet moments under the sky. The primary suite is a true sanctuary with a large walk-in closet and a spa-inspired ensuite featuring a soaker tub, walk-in shower, and dual sinks. Two additional bedrooms share a beautifully appointed full bath, complete with an extended vanity. The upstairs is complete with built-in desk area perfect for homework or creative projects. The fully finished basement enhances the home's flexibility and value, featuring a legal one-bedroom suite with its own kitchen, laundry, and living space - ideal for extended family, guests, or additional income. Outside, the expansive lot offers multiple areas to relax and entertain. A raised deck, lower patio with pergola, and a large, lush yard create a private outdoor oasis, while under-deck storage and a spacious shed keep everything organized and easy to enjoy. This is more than a home - it's a place where every detail has been considered, every

space designed to bring people together. Discover the lifestyle you’ve been searching for in Copperfield - schedule your private showing today.