



GRASSROOTS
REALTY GROUP

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47 Copperstone Mews SE
Calgary, Alberta

MLS # A2278554



\$749,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Irregular Lot		

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

Inclusions: Garage remote x 1, Garage Freezer, Shed, 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 large 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 1 BEDROOM SUITE with its own kitchen, laundry, and living space - ideal for extended family, guests, or additional income. Hot water tank is newer and the roof was updated in 2020. Outside, the HUGE 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. Copperfield is a vibrant, family-friendly community known for its abundant parks, scenic ponds, extensive walking and biking pathways, and excellent schools all within easy reach. With quick access to shopping, everyday amenities, and major roadways, it offers both calm and convenience. Discover the lifestyle you've been searching for - schedule your private showing today.