



GRASSROOTS
REALTY GROUP

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91 Copperstone Gate SE
Calgary, Alberta

MLS # A2287077



\$849,999

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	2005 (21 yrs old)
Beds:	7	Baths:	4 full / 2 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

A beautifully and fully High-End Personalized renovated in 2023, this exceptional Copperfield home offers over 2,147 sq. ft. of modern, sun-filled living space, thoughtfully designed to deliver both elegance and everyday comfort. From the moment you step inside, stunning pot lights and a marvellous statement chandelier set a warm, inviting tone, creating immediate visual impact and a sense of refined welcome. Carefully selected upgrades, bright open spaces, and a contemporary aesthetic make this residence truly move-in ready—perfect for families and discerning buyers seeking flexibility without compromise. At the heart of the home, a show-stopping quartz kitchen commands attention, where illuminated cabinetry creates a striking yet welcoming backdrop for daily living and special gatherings alike. Elegant laminate flooring flows seamlessly throughout the main level. At the same time, a flexible main-floor bedroom or den, paired with a full bathroom, offers outstanding versatility—ideal for a home office, guest retreat, or multi-generational living. Upstairs, comfort and privacy take center stage. The upper level is thoughtfully serviced by 2.5 bathrooms, providing a layout that is both rare and highly functional. The primary bedroom is a true retreat, complete with a full private ensuite, while a second bedroom features its own convenient half-ensuite, ideal for teens or extended family. Additional well-proportioned bedrooms ensure space, privacy, and smooth mornings for a busy household. The home’s adaptability continues in the fully developed, city-permitted walk-up basement. With a separate private entrance, this expansive lower level functions as a private wing of the home, offering a full kitchen with all appliances, a comfortable living area with a dedicated dining space, two bedrooms, including one with a half-ensuite washroom, an

additional full bathroom, a separate laundry room, and ample storage. Whether used for adult children, extended family, guests, or creative pursuits, this space provides independence without sacrificing privacy upstairs. (Basement is not registered as a legal secondary suite.) Step outside to enjoy a fully fenced backyard, perfect for children, pets, and relaxed patio evenings. Alley access adds everyday convenience, while proximity to four community schools, parks, shopping, and amenities ensures a lifestyle where every practical need is effortlessly met. This isn't just a move-in-ready house. It's a foundation for your next chapter-crafted for connection, flexibility, and lasting memories. Welcome home.