



**63 Copperstone Drive SE  
Calgary, Alberta**

**MLS # A2291137**



**\$649,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,169 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Solid wood doors, Gas hob

Welcome to this two-storey home in the sought-after SE community of Copperfield. Perfectly designed for both comfort and style, this impressive residence offers a WALKOUT BASEMENT WITH OVERSIZED WINDOWS AND SOARING NINE-FOOT CEILINGS, creating an open and airy feel rarely found in homes of this kind. The main floor showcases BRAND NEW VINYL PLANK FLOORING, offering both durability and modern style throughout the primary living spaces. At the heart of the home is a gourmet u shaped kitchen designed to featuring a GAS RANGE and kitchen is thoughtfully positioned to overlook the dining area, creating an open and connected space that is perfect for everyday living and entertaining. High-end lighting fixtures throughout the home, including two stylish ceiling fan units, add a refined designer touch while enhancing comfort and ambiance. At the rear of the home, the south-facing orientation floods the main living areas with natural light throughout the day, creating a warm and inviting atmosphere year-round. High-quality windows are engineered for energy efficiency, helping keep the home cooler during the summer months and warmer through the winter for exceptional comfort in every season. Upstairs, vaulted ceilings add a sense of grandeur and openness. The upper level offers three bedrooms, including a very spacious primary suite complete with a walk-in closet and a 4-piece ensuite bathroom, providing a comfortable and private retreat. A large bonus room on this level adds valuable additional living space, ideal for a family lounge, media room, or home office. Solid wood doors throughout the level reflect quality craftsmanship and durability. The home also offers excellent practicality with a larger insulated garage that provides two additional feet of space, along with abundant storage options throughout the property. Outdoor living is equally

impressive with a spacious two-tier deck system extending across both the upper and lower levels, providing the perfect setting for entertaining or relaxing. The REAR WALKOUT LEVEL BACKS ONTO A BEAUTIFUL NATURAL GREEN SPACE, offering added privacy and a peaceful backdrop rarely found in suburban living, while concrete stairs run along the side of the property for convenient access between levels. The walkout basement is already roughed-in with plumbing, offering an ideal opportunity for future development tailored to your needs, and the laundry room is conveniently plumbed as well. Ideally located just steps from nearby schools, this home also benefits from Copperfield's excellent access to amenities parks, pathways. Shopping, restaurants, and everyday services are just minutes away at 130th Avenue, while Seton's urban district of shoppes, theatres, high school, and YMCA are a short trip down 52nd. Looking for a Walkout? this could be the one!