



**31 Copperstone Mews SE**  
**Calgary, Alberta**

**MLS # A2143429**



**\$699,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,305 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<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, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island		

**Inclusions:** Wall unit in bonus room, TV mount in bonus room, attached shelf in living room

Set on an idyllic cul-de-sac, this beautiful Copperfield home exudes style and comfort. Cheerful curb appeal includes a treed front yard and a teal front door. Inside, a lovely open layout begins with a spacious kitchen, where espresso cabinetry creates an upscale feel. A central island adds to the already expansive counter space, and a full pantry is a coveted perk. Stainless appliances are sleek and quality; a French door fridge and a double oven are highlights the family chef will love. A raised eating bar overlooks the dining area, which has a stone feature wall to level up the ambiance at your dinner parties. Sliding glass doors allow gatherings to spill out onto the deck, where you can grill up a storm. In the family room, a gas fireplace is a cozy centrepiece and big windows capture peaceful backyard views. The front room could make an excellent living area, or use it as a home office or playroom. There is also a powder room on this level, and the entry from the double-attached garage includes a laundry area. Upstairs, a bonus room enjoys west-facing views perfect for watching the sunset, and another fireplace invites you to settle in and relax with a movie or a book. A large primary suite will be your private oasis, and the ensuite is well-designed. You will love the dual vanities, a soaker tub, and a separate standing shower, and the closet is here as well. There are three more bedrooms on this storey, which is a highly desirable layout for bigger families, and a well-appointed main bathroom completes the level. Downstairs, the partially finished basement just needs a few finishing touches and offers plenty of room for storage and all your activities. Outside, a big yard is fantastic for kids and pets to play as you watch from the deck, and the lawn is edged with trees and garden beds ready for your green thumb. This house also has a newer roof (2021). This is a wonderfully family-friendly area,

with tons of green space and schools within walking distance. A few blocks away you will find Copper Pond or Wildflower Pond, or you can walk the perimeter of the community along Copperfield Loop and the Wetland Path. Various plazas provide an array of shops and amenities, while both McKenzie Towne and South Trail Crossing offer everything you might need within a short drive. Proximity to Stoney Trail makes this an incredibly well-connected neighbourhood, whether you're visiting friends or commuting to work. Outdoor enthusiasts will love the location near the edge of the city so you can get out into nature anytime you like. This one checks all the boxes.