



**18 Copperstone Link SE  
Calgary, Alberta**

**MLS # A2301891**



**\$550,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** none

Immaculate fully finished bi-level home showcasing true pride of ownership throughout. Very well maintained over the years, this property offers over 1,800 sq. ft. of professionally developed living space. The main level features a bright, modern open-concept layout with vaulted ceilings, creating an airy and inviting atmosphere. The kitchen is both stylish and functional, complete with durable tile flooring, maple cabinetry, a large raised breakfast bar island, and a walk-in pantry. Expansive windows flood the space with natural light, enhancing the seamless flow into the dining and great room areas. The spacious primary bedroom easily accommodates a king-sized bed and includes a walk-in closet. A second bedroom and a well-appointed 4-piece bathroom complete the main floor. The fully developed lower level, professionally finished by the builder, offers a large and bright family room highlighted by a cozy corner gas fireplace with tile surround and mantle. Two additional bedrooms and a full bathroom provide excellent space for family or guests. Outside, the property is fully landscaped with a fenced backyard—perfect for relaxing or entertaining.