



GRASSROOTS

REALTY GROUP

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**88 Copperstone Gate SE
Calgary, Alberta**

MLS # A2312169



\$649,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this stunning 2,000-square-foot, two-storey family home located in the highly desirable, family-friendly community of Copperfield. Perfectly situated just blocks from both public and Catholic schools, steps from Wildflower Pond, community parks, and tennis courts, this property offers the ultimate blend of lifestyle and convenience. Step inside to a bright, beautifully designed main floor featuring a seamless open-concept layout. Spacious kitchen with stainless steel appliances, pantry, tons of counter space including a breakfast bar and open to family size dining room. The heart of the home is the inviting living room, where a cozy gas fireplace flanked by elegant custom built-ins serves as the perfect focal point for family gatherings or quiet evenings in. Upstairs, you will find three spacious bedrooms, including a serene primary suite with five-piece ensuite, an additional four-piece bath and laundry. The true highlight of this level is the massive, sun-drenched bonus room featuring dramatic vaulted ceilings—an ideal space for a home theater, play area, secondary family lounge or home office with plenty of built-ins. The finished basement expands your living space significantly, offering a versatile area perfect for a home gym, recreation room and complete with plenty of additional storage. Enjoy the best of Copperfield living with walking paths, scenic ponds, and recreational amenities at your doorstep, while being just minutes away from shopping, dining, and major transit routes. This impeccably maintained home is move-in ready and waiting for its next chapter. New siding and roof in 2021, hot water tank 2026, Central A/C. Don't miss your chance to join this vibrant neighborhood!