



**91 Copperstone Gate SE
Calgary, Alberta**

MLS # A2325408



\$775,000

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, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Treed		

Heating:	Electric, Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt	Zoning:	R-C1 / R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

This 7-bed detached home in Copperfield is a renovated 2 storey home with 2,147 sq. ft. RMS above grade, a rare main floor bedroom or office with 3 pc bath, 4 bedrooms upstairs, and a separate walk-up illegal suite with 2 bedrooms, 1.5 baths, kitchen, laundry, and private entry. Welcome to 91 Copperstone Gate SE, a thoughtfully reimagined Calgary home built for flexibility, comfort, and elevated everyday living. The main floor makes a strong first impression with a chef-inspired kitchen featuring quartz countertops, a large island, ceiling-height soft-close cabinetry, upgraded black stainless steel appliances, built-in wall oven and microwave, 6 burner gas cooktop, and a professional stand-alone hood fan. Open, bright living areas create an inviting setting for daily routines or entertaining, while the MAIN-FLOOR bedroom or office beside a 3 pc bathroom offers rare function for work, guests, accessibility needs, or added privacy. UPSTAIRS, the layout continues to impress with 4 bedrooms, 2.5 bathrooms, upper laundry, a spacious primary retreat with private ensuite, and a secondary bedroom with its own convenient half ensuite. The WALK-UP basement with SEPARATE ENTRANCE adds another layer of flexibility with an illegal suite that includes 2 bedrooms, 1.5 bathrooms, kitchen, living/dining area, separate laundry, storage, and independent entry. This 7-bed detached home in Copperfield also offers a fenced backyard with alley access and a location close to Copperfield schools, walking paths, parks, shopping, cafes, dining, city transit, 130th Avenue amenities, major routes, and South Health Campus in Seton. Renovated in 2023 with modern, upscale finishes, this property is ideal for buyers seeking generous bedroom count, separation of space, and potential live-up/rent-down (subject to city or municipal compliance). Some photos virtually AI-staged.

CALL TODAY to book your private showing on this gorgeous one of a kind property!