



GRASSROOTS
REALTY GROUP

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58 Copperstone Close SE
Calgary, Alberta

MLS # A2334990



\$749,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Lawn, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Bonus room TV and sound system

Welcome to this beautifully updated two-storey home, perfectly situated on a quiet street in a desirable family-friendly neighbourhood. Set on a spacious pie-shaped lot with an oversized double attached garage, this home offers the perfect combination of modern updates, functional living, and exceptional outdoor space. Step inside to an inviting open-concept main floor featuring 9ft ceilings, new trim, and updated flooring throughout the main floor. (For those who appreciate timeless finishes, hardwood flooring remains beneath the luxury vinyl plank.) A dedicated main floor office provides the ideal work-from-home space, while the convenient mudroom helps keep everyday life organized. The bright and spacious kitchen flows seamlessly into the dining and living areas, creating the perfect setting for entertaining or spending time with family. Just beyond, the four-season sunroom extends your living space year-round and overlooks the beautifully landscaped backyard with an exposed aggregate patio—an ideal spot to relax, entertain, or enjoy your morning coffee. Upstairs, you'll find the convenience of upper-floor laundry along with a generous primary retreat featuring a large ensuite complete with dual vanities and walk in closet. The additional bedrooms provide plenty of space for a growing family. The fully developed basement adds even more flexibility with an additional bedroom and full bathroom. Currently set up as a home gym, this space could easily become a recreation room, guest suite, media room, or playroom to suit your needs. Major exterior updates provide peace of mind, including new siding, roof, soffits, fascia, and eavestroughs completed in 2022. Located close to schools, shopping, parks, walking pathways, and public transit, this home offers outstanding convenience with quick access to Deerfoot Trail and Stoney Trail, making commuting anywhere in

the city a breeze. Add in wonderful neighbours and a welcoming community, and you've found a place you'll be proud to call home.