

# **\$705,000 - 95 Copperstone Boulevard Se, Calgary**

MLS® #A2209858

**\$705,000**

4 Bedroom, 4.00 Bathroom, 2,124 sqft

Residential on 0.09 Acres

Copperfield, Calgary, Alberta

If you're searching for the perfect sanctuary to nurture your family, your quest ends here! As you step inside, you'll quickly start checking off your "must-haves." The first thing that captures your attention are the soaring 9' ceilings and the thoughtfully designed open-concept main living area.

The kitchen is a dream come true, featuring modern stainless-steel appliances, a newly installed RO system for clean drinking water, ample counter space, exquisite maple cabinetry, and a generous walk-through pantry that will make bringing in groceries a breeze. Transitioning through elegant architectural arches, you'll find the dining area and living room bathed in warm, natural light from the west-facing patio door and large windows. Step outside to a sprawling multi-level deck equipped with a gas hookup for your BBQ, and enjoy the stunning backyard adorned with mature Swedish Aspen trees, a hardtop metal gazebo, a trampoline, and a cozy fire pit area—perfect for memorable family gatherings and sunsets.

Back inside, the living room boasts a built-in gas fireplace, adding warmth on those crisp fall evenings. The maple mantel and elegant tilework create a harmonious focal point in the main area. Ascend the beautifully lit stairs and take in the open design that enhances the home's overall charm.

Upstairs, a versatile flex space awaits—ideal for a play area or home office—along with a spacious bonus room featuring vaulted ceilings



and abundant natural light. This bonus room also includes another built-in gas fireplace with a display area for your cherished artwork. The primary bedroom is a true retreat, flooded with natural light from an oversized window and boasting a luxurious five-piece ensuite complete with a corner tub, walk-in shower, double sinks, private toilet area, and a walk-in closet. Two additional well-sized bedrooms, a four-piece washroom, and a large linen closet round out this floor.

But wait, there's more! Venture downstairs to discover a fully finished basement that promises endless fun and unforgettable memories. The expansive family room is perfect for entertaining, complemented by a fourth bedroom, a washroom, a mechanical room with ample storage, and two additional storage closets.

This home is equipped with central air conditioning, a Nest thermostat, and a double attached garage featuring an epoxy floor. Plus, the shingles, eaves, and gutters were replaced just three years ago.

Still on the fence? Check off even more of your must-haves: the home is conveniently located near K-5 and Catholic K-9 schools, parks, shopping, and the Copperfield Community Association, which offers tennis courts, an outdoor rink, and a daycare center. Check, check, and check! This home is truly perfect for you and your family. Schedule your showing today and come see for yourself!

Built in 2007

**Essential Information**

MLS® #	A2209858
Price	\$705,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2

Half Baths	2
Square Footage	2,124
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	95 Copperstone Boulevard Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0K9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage, Rain Gutters
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	84
Zoning	R-G

### **Listing Details**

Listing Office	TREC The Real Estate Company
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