

# \$749,900 - 83 Copperstone Boulevard Se, Calgary

MLS® #A2195425

**\$749,900**

6 Bedroom, 4.00 Bathroom, 2,308 sqft  
Residential on 0.09 Acres

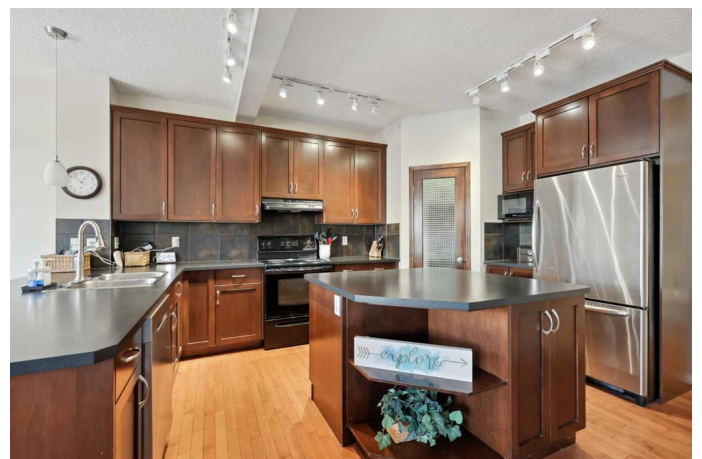
Copperfield, Calgary, Alberta

Jewel of a Deal!!! Convenient Copperfield Location - Steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, skate park, hospital, transit, and the major south expressways. A superb URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a custom-built dream home. Over 3363+ SF of living space offering 6 bedrooms, 9' main floor ceilings, 4 baths & a super-sized 21' x 14 Bonus room ... Check out the floor plan and 3D tour! This OPEN design features a smart CHEF's kitchen, looking at the breakfast nook and great room. Upgraded Fit & Finish features include luxurious carpet, hardwood and tile floors, light & plumbing fixtures, gas fireplace with tile and mantle details, modern white painted baseboard, doors and casings, dark stained wood railings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple shaker style panel cabinet doors & trims), with lots of countertop space, upgraded appliances & a big corner walk-in pantry, tiled backsplash, a central island with storage, an eating bar for four & dual basin stainless steel sink. The main floor includes a bedroom, half bath, and laundry area. Upstairs consists of an oversized primary bedroom with a full spa-like ensuite (Big corner soaker tub, separate shower & two vanity sinks) and a supersized walk-in closet. 3 more generous-sized spare bedrooms and a 22' x 14' bonus room are conveniently located upstairs for modern family living and movie



## 83 COPPERSTONE BOULEVARD SE

REG. MEASUREMENTS (CALCULATED)  
MAIN LEVEL (AG) - 1054.88 Sq Ft / 98.00 m<sup>2</sup>  
UPPER LEVEL (AG) - 1253.44 Sq Ft / 116.44 m<sup>2</sup>  
TOTAL ABOVE GRADE FIN. SIZE - 2308.32 Sq Ft / 214.44 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 745.77 Sq Ft / 69.28 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 309.11 Sq Ft / 28.72 m<sup>2</sup>  
TOTAL AG/BG AREA - 3363.20 Sq Ft / 312.44 m<sup>2</sup>



nights. The basement is fully finished with a large recreation room, open bar area, full bathroom, and another bedroom. Other impressive features include: Shingles and siding replaced in 2019/20, Oversized fully 22'x22' double attached garage, rear lane access, big west-facing back yard with a 28' x 14' wood deck, fully fenced, sunny private backyard setting, rich front curb appeal with shake wood details, insulated garage door and covered front entry. March 2025 Possession date available. You must put this home onto your 'Must See List! Call your friendly REALTOR(R) to book a viewing!

Built in 2007

### **Essential Information**

MLS® #	A2195425
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	83 Copperstone Boulevard Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0K9

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated, Oversized, Side By Side
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas, Central, Exhaust Fan
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s), Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 20th, 2025
Days on Market	20
Zoning	R-G

### Listing Details

Listing Office	Jayman Realty Inc.
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