

35 Copperstone Way SE
Calgary, Alberta

MLS # A2221379



\$685,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Few Trees, Gazebo, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Recessed Lighting		

Inclusions: Gazebo, Catio

An incredible opportunity to own a home in the desirable community of Copperfield! Set on a quiet street and just steps away from the community center, Wildflower Pond, green pathways, ice rinks, tennis courts, and playgrounds. The open living area on the main level includes 9-foot ceilings where you will receive tons of natural lighting throughout the day. The kitchen includes lots of storage, a corner pantry room, stainless steel appliances, and a large island with a breakfast bar. With the large dining room and living room connected to the kitchen, you can host family and friends for dinner parties and get-togethers! During the warmer months, you can enjoy the beautiful outdoor patio and relax with a glass of wine on the deck. The upper level includes 2 spare bedrooms and a master bedroom with ensuite bathroom and walk-in closet. The bonus room contains vaulted ceilings and large windows where you can relax and watch TV with your family. Finally, the basement includes a bedroom, bathroom, office space, family room, and a wet bar for any visiting family members or friends. The roof shingles and siding were replaced in 2022, hot water tank in 2022, garage door opener in 2024.