



## 260 Copperstone Gardens Calgary Alberta

\$629,700

Welcome to this stunning CORNER LOT HOME, full of NATURE LIGHT and FRESH AIR, ideally situated near a lovely pond and playground. This fully renovated 4-bedroom, 3.5-bath property boasts an inviting OPEN FLOOR PLAN accentuated by 9-foot ceilings on the main level. Upon entering, you are greeted by a front den, featuring elegant French glass doors, perfect for a home office. The thoughtfully designed kitchen is a chef's dream, equipped with an island that seats four, stainless-steel appliances, and abundant cabinetry. Adjacent to the kitchen, the SPACIOUS DINING AREA comfortably accommodates an oversized table while the cozy living room, complete with a gas fireplace, offers a warm retreat. Large windows throughout ensure an ABUNDANCE OF NATURAL LIGHT, and a conveniently located half bath rounds off the main floor. The upper floor features a master bedroom complete with a luxurious 3-piece ensuite and a large walk-in closet. In addition, there are two generously sized bedrooms that share a well-appointed 4-piece main bathroom, which includes both a soaker tub and a standing shower. The convenience of an upper-level laundry room adds to the overall functionality of the space. Moving to the lower level, you'll find the fourth bedroom with its own 3-piece ensuite. The expansive family room offers versatile space for various activities, contributing to the home's impressive total of over 2,300 sq/ft of living area. Outside, the backyard boasts a spacious deck, a concrete patio, and plenty of green space, complemented by a DOUBLE GARAGE featuring custom adjustable shelving and additional parking beside the home for extra convenience. This beautifully upgraded home, boasting OVER \$50,000 IN RENOVATIONS in 2023, is a true gem. With NEW PAINT, NEW FLOORING, PLUSH CARPETING, MODERN TOILETS, STYLISH COUNTERTOPS, NEW HIGH-END BLINDS and more. The property also features newer appl...

3pc Bathroom 7.08 Ft x 8.67 Ft

Bedroom 10.50 Ft x 10.08 Ft

Recreational, Games room 18.00 Ft x 22.00 Ft

Furnace 5.83 Ft x 11.08 Ft

2pc Bathroom 3.50 Ft x 8.00 Ft

Office 10.00 Ft x 9.00 Ft

3pc Bathroom 5.50 Ft x 8.83 Ft

4pc Bathroom 6.08 Ft x 13.42 Ft

Bedroom 12.50 Ft x 9.17 Ft

Bedroom 8.92 Ft x 8.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Dining room 8.83 Ft x 9.92 Ft

Laundry room 6.17 Ft x 6.42 Ft

Family room 12.92 Ft x 12.25 Ft

Primary Bedroom 13.17 Ft x 15.25 Ft

Kitchen 10.25 Ft x 15.50 Ft