



## 83 Copperstone Boulevard Calgary Alberta

\$759,900

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 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 ...

Family room 16.25 Ft x 13.58 Ft

Storage 9.42 Ft x 8.17 Ft

3pc Bathroom .00 Ft x .00 Ft

Furnace 16.25 Ft x 11.27 Ft

Bedroom 15.67 Ft x 9.17 Ft

Other 10.92 Ft x 9.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.58 Ft x 8.42 Ft

Bedroom 10.33 Ft x 9.75 Ft

Primary Bedroom 13.08 Ft x 12.42 Ft

Bedroom 10.83 Ft x 9.42 Ft

Bedroom 9.92 Ft x 9.75 Ft

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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

Living room 16.58 Ft x 14.00 Ft  
Kitchen 16.00 Ft x 14.00 Ft  
Dining room 13.00 Ft x 11.58 Ft  
Foyer 12.42 Ft x 8.33 Ft

5pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 10.92 Ft x 9.75 Ft