



## 95 Copperstone Boulevard Calgary Alberta

\$705,000

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 cl...

Primary Bedroom 12.75 Ft x 12.83 Ft

5pc Bathroom 12.67 Ft x 11.75 Ft

Bedroom 14.25 Ft x 9.42 Ft

Bedroom 14.25 Ft x 9.08 Ft

Den 10.25 Ft x 8.83 Ft

Family room 18.92 Ft x 17.00 Ft

Recreational, Games room 21.17 Ft x 18.25 Ft

2pc Bathroom 8.25 Ft x 5.25 Ft

Foyer 8.50 Ft x 5.92 Ft

Kitchen 13.08 Ft x 10.75 Ft

Dining room 11.00 Ft x 10.08 Ft

Living room 13.83 Ft x 12.08 Ft

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Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



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4pc Bathroom 8.08 Ft x 4.92 Ft

Laundry room 10.25 Ft x 9.17 Ft

Bedroom 12.83 Ft x 12.25 Ft

2pc Bathroom 6.08 Ft x 6.00 Ft