



## 204 Copperstone Gardens Calgary Alberta

\$624,900

Welcome to your dream home! This stunning property offers 1,700 sq. ft. of updated living space, plus a fully developed basement, all situated on an oversized pie-shaped lot in a beautiful family-friendly neighborhood. Step inside and you'll notice the bright and open concept floorplan, featuring 9' ceilings, hardwood floors, and large windows that fill the home with natural light. The main level is designed with a spacious kitchen that boasts a central island with breakfast bar, sleek upgraded cabinets, and premium KitchenAid stainless steel appliances, including a fridge, dishwasher, and convection oven. The formal dining area is perfect for hosting large gatherings and can easily double as a flex space or home office. Cozy up in the living room, complete with a gas fireplace and views of the beautiful backyard. Upstairs, you'll find 3 generously sized bedrooms, including the primary suite, which features a luxurious ensuite with a soaker tub, separate shower, and a dream walk-in closet. The bathrooms are upgraded with granite countertops, adding a touch of elegance to the upper level. The fully developed basement provides additional living space, including a 4th bedroom, a bathroom, and a large family room. There's also a custom oversized closet that has been converted into a possible den or home office. The basement also includes a full Murphy bed for guests and stunning built-in TV cabinetry, perfect for cozy movie nights. Notable upgrades include a new water tank, a steam humidifier, and central air conditioning, ensuring year-round comfort. Outside, the massive pie-shaped lot is a true highlight, featuring a large deck, a fully fenced yard, and plenty of space for kids and pets to play, and includes a 3 storey play structure on professional grade rubber pad. There's even a parking pad that can accommodate up to 3 vehicles or an RV, with the potential to build...

3pc Bathroom 4.08 Ft x 8.25 Ft  
Family room 12.50 Ft x 14.67 Ft  
Bedroom 10.33 Ft x 11.33 Ft  
Den 4.58 Ft x 5.42 Ft  
Other 4.92 Ft x 6.75 Ft  
Kitchen 8.75 Ft x 13.75 Ft

Other 4.58 Ft x 5.00 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft  
Primary Bedroom 12.67 Ft x 13.58 Ft  
Bedroom 9.17 Ft x 9.92 Ft  
Bedroom 8.92 Ft x 9.92 Ft  
4pc Bathroom 5.58 Ft x 9.17 Ft

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Listing Presented By:



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Dining room 11.92 Ft x 13.58 Ft

4pc Bathroom 8.92 Ft x 9.92 Ft

Living room 13.42 Ft x 15.92 Ft