

47 Copperstone Mews SE
Calgary, Alberta

MLS # A2267477

\$764,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Legal Suite Appliances - Dishwasher, Fridge, Microwave Hood Fan, Electric Stove, Washer/Dryer

Tucked away on a peaceful cul-de-sac in Copperfield, this inviting family home perfectly blends space, comfort, and everyday elegance. From the moment you arrive, the extra-large driveway - enough space for five cars or a trailer - sets the tone for the generous proportions and thoughtful details found throughout. Step inside to a sunlit main floor designed for both daily living and effortless entertaining. The spacious living room draws you in with its cozy gas fireplace and warm, welcoming ambiance. A wall of windows floods the adjoining dining nook with natural light, while the kitchen delivers on both style and function with granite countertops, soft white cabinetry, stainless steel appliances, and a walk-through pantry that leads seamlessly into the mudroom and laundry area with direct garage access. Upstairs, a sunken bonus room with vaulted ceilings and a private balcony offers the perfect retreat - ideal for movie nights, morning coffee, or quiet moments under the sky. The primary suite is a true sanctuary with a large walk-in closet and a spa-inspired ensuite featuring a soaker tub, walk-in shower, and dual sinks. Two additional bedrooms share a beautifully appointed full bath, complete with an extended vanity. The upstairs is complete with built-in desk area perfect for homework or creative projects. The fully finished basement enhances the home's flexibility and value, featuring a legal one-bedroom suite with its own kitchen, laundry, and living space - ideal for extended family, guests, or additional income. Outside, the expansive lot offers multiple areas to relax and entertain. A raised deck, lower patio with pergola, and a large, lush yard create a private outdoor oasis, while under-deck storage and a spacious shed keep everything organized and easy to enjoy. This is more than a home - it's a place where every detail has been considered, every

space designed to bring people together. Discover the lifestyle you’ve been searching for in Copperfield - schedule your private showing today.