

# \$699,900 - 83 Copperstone Boulevard Se, Calgary

MLS® #A2207071

**\$699,900**

6 Bedroom, 4.00 Bathroom, 2,308 sqft  
Residential on 0.09 Acres

Copperfield, Calgary, Alberta

**BIG FAMILY HOME ALERT!!** Jewel of a Deal - 3,363+ SF of living space featuring 6 bedrooms, 9' main floor ceilings, 4 bathrooms, and a super-sized 21' x 14' Bonus room.

Check out the floor plan and 3D tour!

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

numerous upgraded features and meticulously

crafted, truly a custom-built dream home. This

open design features a smart chef's kitchen,

overlooking the breakfast nook and great

room. Upgraded Fit & Finish features include

hardwood and tile floors, light and plumbing

fixtures, a gas fireplace with tile and mantle

details, modern white-painted baseboards,

doors, and casings, as well as dark-stained

wood railings... and much more! The kitchen is

masterfully designed for efficiency and

entertaining, featuring maple shaker-style

panel cabinet doors and trims. It boasts ample

countertop space, upgraded appliances, a

large corner walk-in pantry, a tiled backsplash,

a central island with storage, an eating bar for

four, and a dual-basin stainless steel sink. The

main floor features a bedroom, a half-bath,

and a laundry area. Upstairs consists of an

oversized primary bedroom with a full, spa-like

en-suite (a Big corner soaker tub, separate

shower, and two vanity sinks) and a

supersized walk-in closet. 3 more generously

sized spare bedrooms and a 22' x 14' bonus



## 83 COPPERSTONE BOULEVARD SE

REAL MEASUREMENTS CALCULATED AS:  
MAIN LEVEL (AG) - 1054.88 Sq Ft / 98.00 m<sup>2</sup>  
UPPER LEVEL (AG) - 1253.44 Sq Ft / 116.44 m<sup>2</sup>  
TOTAL ABOVE GRADE RING SIZE - 2308.32 Sq Ft / 214.44 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 745.77 Sq Ft / 69.28 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 309.11 Sq Ft / 28.72 m<sup>2</sup>  
TOTAL AG/BG AREA - 3363.20 Sq Ft / 312.44 m<sup>2</sup>



room are conveniently located upstairs for modern family living and movie nights. The basement is fully finished, featuring a large recreation room, an open bar area, a full bathroom, and an additional 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 details, insulated garage door and covered front entry. April 2025 Possession date available. You must add this home to your 'Must-See List!' Call your friendly REALTOR(R) to book a viewing!

Built in 2007

### Essential Information

MLS® #	A2207071
Price	\$699,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Copperstone Boulevard Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 0K9

## Amenities

Amenities Recreation Facilities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated, Oversized, Side By Side

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings

Heating Central, Exhaust Fan, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 31st, 2025

Days on Market 32

Zoning R-G

## Listing Details

Listing Office Jayman Realty Inc.

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