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44 Copperstone Court SE  
Calgary, Alberta

MLS # A2174339



**\$675,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Overhead		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Hot tub, shed, TV mounts

Nestled in the heart of Copperfield, this stunning residence boasts an expansive lot of over 8,300 square feet, perfect for outdoor living and entertaining. With its unique Scandinavian design, this home stands out from the typical suburban style. As you step inside, you're greeted by a spacious tiled foyer complete with a coat closet. The main floor features stunning, refinished walnut hardwood floors that exude warmth. The modern kitchen is a chef's delight, featuring a gorgeous granite countertop island and sleek stainless steel appliances, including a brand-new oven. A large pantry provides ample space for all your essentials. The open-concept layout seamlessly connects the kitchen and dining areas, creating an inviting atmosphere for social gatherings and family dinners. Enjoy the cozy ambiance created by the three-sided gas fireplace that illuminates the living space from front to back. Upstairs, the primary bedroom is a true retreat, complete with a walk-in closet and a luxurious four-piece bathroom featuring a soaking tub and separate shower. Two additional bedrooms share another four-piece bathroom, and the convenience of an upstairs laundry room adds to the home's practicality. The fully-finished basement offers versatility, perfect for a media room, home gym, or play area for kids. It also includes a fourth bedroom and a convenient two-piece bath. Step outside to unwind in the private hot tub, surrounded by the beautifully landscaped yard that is fully fenced—ideal for enjoying Calgary's stunning summer evenings. The oversized rear garage accommodates larger vehicles, and there is plenty of room for RVs, boats, or even a backyard suite (subject to City of Calgary approval and permitting). This home has been meticulously maintained, with recent updates including a new furnace (2020), A/C and water heater

(2020), and hail-proof shingles and new siding (2021). All appliances are under five years old, and hard-wired smoke and CO detectors were replaced in 2022. The home has also been freshly painted this year, with the deck stained and the hot tub serviced for fall. Located in the desirable community of Copperfield, this property is close to parks, within walking distance to multiple schools, and shopping, making it the perfect fit for families and professionals alike. Don't miss your chance to own this exceptional home—schedule a viewing today!