

**91 Copperstone Crescent SE**  
**Calgary, Alberta**

**MLS # A2220621**



**\$625,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Step into this charming 2-storey home in Copperfield, a perfect blend of comfort and convenience. This property boasts 3 spacious bedrooms and 2.5 bathrooms, making it ideal for families seeking both functionality and style. The main floor welcomes you with beautiful hardwood flooring, setting the tone for a bright and inviting atmosphere. The kitchen has built-in appliances and a raised breakfast bar. Natural light pours through the large windows in the living room, creating a warm and open ambiance. The dining area seamlessly connects to the backyard, leading to a spacious deck—perfect for summer BBQs! Upstairs, comfort meets practicality. The primary suite is a retreat, featuring a 3-piece ensuite bath and a generous walk-in closet. Two well-sized guest bedrooms share a thoughtfully designed bathroom, completing the upper level. Need extra space? The unfinished basement is ready for your personal touch! Outside, the landscaped backyard offers a serene escape, perfect for relaxing or entertaining. Copperfield’s amenities include scenic pathways, parks, playgrounds, and walking trails. Everyday conveniences are within reach, with grocery stores, restaurants, and public schools just a short walk away. Plus, downtown Calgary is only a 25-minute drive, with easy access to Stoney & Deerfoot Trail. Don’t miss out on this incredible home—schedule your private viewing today! And of course, enjoy the 3D tour to fully appreciate this stunning space!