



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**83 COPPERSTONE Boulevard, Calgary T2Z 0K9**

MLS®#: **A2186976**

Area: **Copperfield**

Listing Date: **01/10/25**

List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,896 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,308**  
Low Sqft:  
Ttl Sqft: **2,308**

DOM

**12**  
Layout  
Beds: **6 (5 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Interior Lot,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,Insulated,Oversized,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Exhaust Fan,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
Int Feat: **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)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 14`0"	Kitchen	Main	16`0" x 14`0"
Dining Room	Main	13`0" x 11`7"	Foyer	Main	12`5" x 8`4"
Bedroom - Primary	Upper	13`1" x 12`5"	Bedroom	Upper	10`10" x 9`5"
Bedroom	Upper	9`11" x 9`9"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	8`7" x 8`5"	Bedroom	Upper	10`11" x 9`9"

**Family Room**  
**3pc Bathroom**  
**Bedroom**  
**Bedroom**

**Basement**  
**Basement**  
**Main**  
**Basement**

**16`3" x 13`7"**  
**0`0" x 0`0"**  
**10`4" x 9`9"**  
**15`8" x 9`2"**

**Storage**  
**Furnace/Utility Room**  
**Bonus Room**  
**Kitchenette**

**Basement**  
**Basement**  
**Upper**  
**Basement**

**9`5" x 8`2"**  
**16`3" x 11`3"**  
**20`11" x 13`7"**  
**10`11" x 9`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-G**

**0712612**

Remarks

Pub Rmks:

**Jewel of a Deal!!! 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 many upgraded features & meticulously crafted - Truly a custom-built dream home. Over 3363+ SF of living space offering 6 bedrooms, 9' main floor ceilings, 4 baths & a super-sized 21' x 14 Bonus room ... Check out the floor plan and 3D tour! This OPEN design features a smart CHEF's kitchen, looking at the breakfast nook and great room. Upgraded Fit & Finish features include luxurious carpet, hardwood and tile floors, light & plumbing fixtures, gas fireplace with tile and mantle details, modern white painted baseboard, doors and casings, dark stained wood railings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple shaker style panel cabinet doors & trims), with lots of countertop space, upgraded appliances & a big corner walk-in pantry, tiled backsplash, a central island with storage, an eating bar for four & dual basin stainless steel sink. The main floor includes a bedroom, half bath, and laundry area. Upstairs consists of an oversized primary bedroom with a full spa-like ensuite (Big corner soaker tub, separate shower & two vanity sinks) and a supersized walk-in closet. 3 more generous-sized spare bedrooms and a 22' x 14' bonus room are conveniently located upstairs for modern family living and movie nights. The basement is fully finished with a large recreation room, open bar area, full bathroom, and another 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. March 2025 Possession date available. You must put this home onto your 'Must See List! Call your friendly REALTOR(R) to book a viewing!**

Inclusions:

**N/A**

Property Listed By:

**Jayman Realty Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

**83 COPPERSTONE BOULEVARD SE**  
 PLANNED UNIT DEVELOPMENT (PUD)  
 MAIN LEVEL (AG) - 1054.85 Sq Ft / 88.00 m<sup>2</sup>  
 UPPER LEVEL (AG) - 1203.44 Sq Ft / 116.44 m<sup>2</sup>  
 TOTAL ABOVE GRADE FINISH SIZE - 2258.32 Sq Ft / 214.44 m<sup>2</sup>  
 BASEMENT DEVELOPED AREA (BG) - 745.77 Sq Ft / 69.26 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (BG) - 326.11 Sq Ft / 30.72 m<sup>2</sup>  
 TOTAL AG+BG AREA - 3363.20 Sq Ft / 312.44 m<sup>2</sup>











