



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 COPPERSTONE Gardens, Calgary T2Z0R8**

MLS®#: **A2188271**      Area: **Copperfield**      Listing Date: **01/17/25**      List Price: **\$624,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **4,424 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,700**  
 Low Sqft:  
 Ttl Sqft: **1,700**

DOM  
**5**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **3**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Pie Shaped Lot**  
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Laminate Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`11" x 6`9"
Dining Room	Main	11`11" x 13`7"
Mud Room	Main	4`7" x 5`0"
Bedroom	Upper	9`2" x 9`11"
2pc Bathroom	Main	5`0" x 5`0"
4pc Ensuite bath	Upper	8`11" x 9`11"
Family Room	Basement	12`6" x 14`8"

Room	Level	Dimensions
Kitchen	Main	8`9" x 13`9"
Living Room	Main	13`5" x 15`11"
Bedroom - Primary	Upper	12`8" x 13`7"
Bedroom	Upper	8`11" x 9`11"
4pc Bathroom	Upper	5`7" x 9`2"
3pc Bathroom	Basement	4`1" x 8`3"
Bedroom	Basement	10`4" x 11`4"

Den Basement 4`7" x 5`5" Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-G  
Legal Desc: 0812983

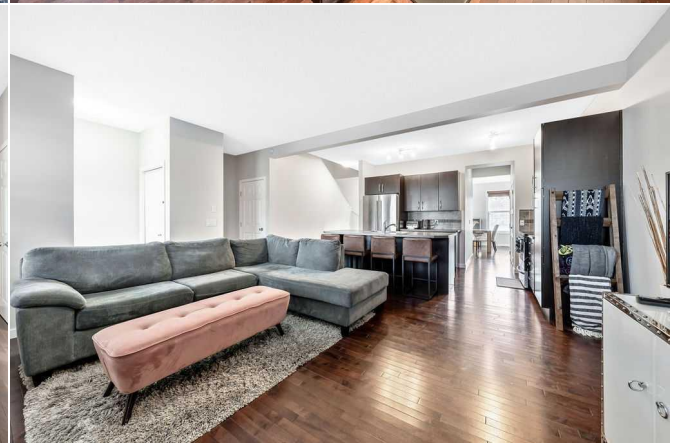
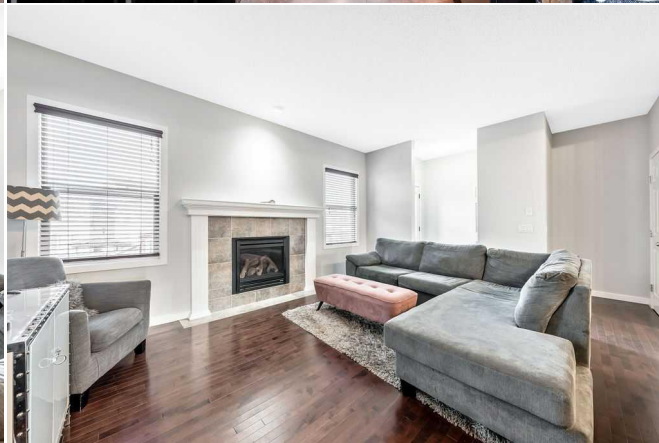
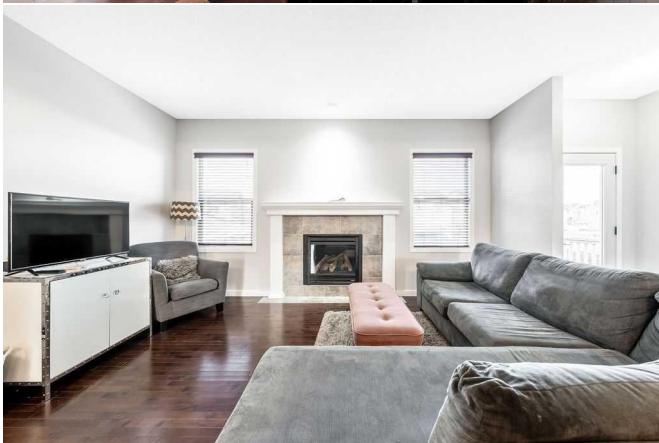
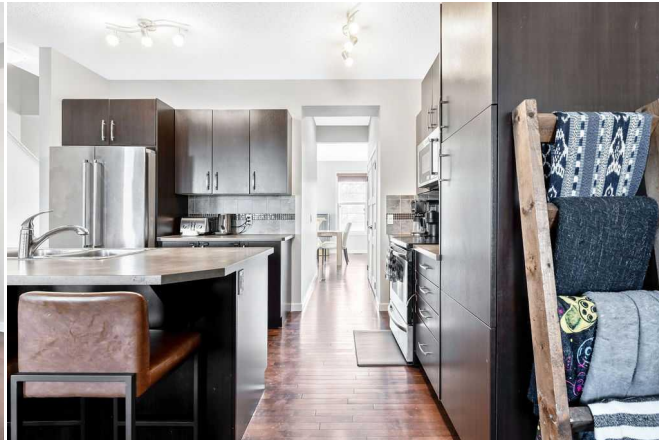
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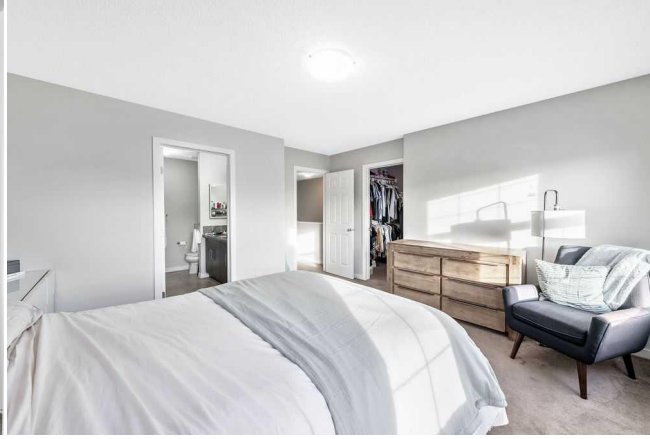
Pub Rmks: **Welcome to your dream home! This stunning property offers 1,700 sq. ft. of updated living space, plus a fully developed basement, all situated on an oversized pie-shaped lot in a beautiful family-friendly neighborhood. Step inside and you'll notice the bright and open concept floorplan, featuring 9' ceilings, hardwood floors, and large windows that fill the home with natural light. The main level is designed with a spacious kitchen that boasts a central island with breakfast bar, sleek upgraded cabinets, and premium KitchenAid stainless steel appliances, including a fridge, dishwasher, and convection oven. The formal dining area is perfect for hosting large gatherings and can easily double as a flex space or home office. Cozy up in the living room, complete with a gas fireplace and views of the beautiful backyard. Upstairs, you'll find 3 generously sized bedrooms, including the primary suite, which features a luxurious ensuite with a soaker tub, separate shower, and a dream walk-in closet. The bathrooms are upgraded with granite countertops, adding a touch of elegance to the upper level. The fully developed basement provides additional living space, including a 4th bedroom, a bathroom, and a large family room. There's also a custom oversized closet that has been converted into a possible den or home office. The basement also includes a stunning built-in TV cabinetry, perfect for cozy movie nights. Notable upgrades include a new water tank, a steam humidifier, and central air conditioning, ensuring year-round comfort. Outside, the massive pie-shaped lot is a true highlight, featuring a large deck, a fully fenced yard, and plenty of space for kids and pets to play, and includes a 3 storey play structure on professional grade rubber pad. There's even a parking pad that can accommodate up to 3 vehicles or an RV, with the potential to build a double or triple garage in the future. The exterior is enhanced by wood accent trim details and concrete walkways, adding to the home's curb appeal. This well maintained property offers a rare combination of upgrades, space, and potential, making it the perfect place to call home. New roof and siding February 2020. Don't miss your chance to own this incredible property—schedule your showing today!**

Inclusions: **Murphy Bed, Ikea Entertainment Unit in Basement, Play Set in Backyard,**  
Property Listed By: **eXp Realty**

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











GROSS AREA 204 Copperstone Gardens SE - Calgary  
 MAIN LEVEL: 854 SqFt, UPPER LEVEL: 846 SqFt  
 BASEMENT: 854 SqFt  
 TOTAL: 1700 SqFt  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.