



Because a Great Experience Begins with a Great Agent™

12 Copperstone Court

Features of This Home - Included in Sale

- In ceiling speakers on upper and main level
- In wall/ceiling 7.1 surround sound theatre room, with separate volume controls
- Out door speakers on 10x21ft deck
- 5 cubic ft deep freezer in walk in pantry
- 4 piece kitchen appliance series by Kenmore elite stainless set, which includes: a side by side fridge freezer combo with filtered water and 3 setting ice dispenser (shaved is perfect for snow cones in the summer), electric range with double convection oven (30/70 split), over range microwave with high powered fan that actually vents outside to ensure proper ventilation of odors and humidity and an ultra quiet dishwasher with 3 rack adjustable height, status light for cycle completion and hidden controls with built in water softener.
- all window coverings (blinds, drapes and shades)
- all fixed lighting
- 2 wall mount electric fires places
- furnace has multi room remote temperature sensors that can give a more accurate heat setting and make your home more comfortable.
- Samsung high efficiency large capacity front load washer and dryer with steam technology
- lean to out door shed (4x10)
- all wall mounted shelving
- natural gas hook-up on the deck for BBQ & heaters



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Features of This Home - Negotiable Items

All in/outdoor furniture

Yamaha 7.1 surround sound receiver with multi zone operation (currently used to run home theatre and all indoor outdoor speakers) with separate volume and input capability for each zone. Use Yamaha's smartphone and tablet app to control receiver.

Sony 3D projector with power 3D glasses

Elunevision power retractable 96" screen

Samsung Sound bar with built in blue ray player

37" LG LCD TV

55" Samsung LED TV

Logitech Harmony remotes programmed to run electronics with ease

Cuisinart natural gas 3 zone BBQ and high temp searing zone/additional side burner.

Further House Information

~there is a separate cabinet for hidden components in the stair well

~garage shelves and work bench are included also wifi security camera with built in record looking over parking space. Can be monitored through app

~there is under the deck enclosed storage

~basement bath is roughed in for a tub and/or shower

~front garden blooms from spring to fall

~house faces west and the back yard gets sun from sun up till 3

~basement outlets are wired off 20 amp circuits great for gaming and free standing game tables (air hockey)

80% of the lighting in the house is LED. Some lighting was not changed because available bulbs do not provide proper lighting or the light is not used often enough to be economical

~ thermostat is hard wired for power (never replace batteries)

~ VIVINT 2way alarm system with monitored smoke detector . App can be used to Arm/Disarm and check status

~Furnace has humidifier and swordfish UVC whole home air purification system



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Community Features

- Walk in clinics food, gas, shopping, banks, restaurants, liquor, trails, paths and many parks
- Walking distance (a couple blocks) to CBE elementary school, Catholic school and main CBE bus stop for dedicated overflow and emersion schools is just across the street.
- Walking distance to an auto mall for easy vehicle maintenance
- Community house for rentals, events and outdoor amenities such as tennis, basket ball, floor/ice hockey, sledding, holiday events and athletic programs
- There is a Facebook page to find local baked goods, local services in trades and small home based businesses, babysitters, day-homes and used goods. As well as meeting your fellow neighbors for play dates and car-pooling.
- new sportsplex opening this year
- our cul-de-sac is extremely friendly with children who often play at one another's houses or yards, ride bikes and play in the green space. We all make sure to know our neighbors and talk regularly when passing each other.

Lot Size, Zoning, Future Development with Rental Investment

12 Copperstone Court Lot size is 546 sq. meters and the average lot size in this area is approx. half this size. Please review the Compliant RPR 2016 for details and lot size. The lot extends beyond the fence line and allows extra parking for cars, trailers and RV.

This property is zoned for R1-N and has the potential for Secondary Suite (apartment) due to the size of the lot, for example above the garage. The City of Calgary would have to approve the design and drawings for planning and building permits.

Future Rental Investment: A triple or quad garage could be built with full size apartment above.