



**45 Copperfield Heath SE  
Calgary, Alberta**

**MLS # A2294501**



**\$579,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Built-in Features, Kitchen Island, See Remarks		

**Inclusions:** n/a

Tucked into a quiet, family-friendly pocket of Copperfield, this home sits on a no-through road at the end of a cul-de-sac, with beautiful park and greenspace views. Enjoy peaceful mornings on the front porch with sunshine and a calm, low-traffic street. The inviting curb appeal draws you into a thoughtfully designed layout you don't see every day. The kitchen offers ample counter and cabinet space, a pantry, additional storage, and a window overlooking the backyard. It flows seamlessly into a full-sized dining area and bright living room, where a wall of windows fills the space with natural light. The dining area also features a built-in office or homework station, perfect for working from home or keeping kids organized. Upstairs, the spacious primary bedroom easily accommodates a king-sized bed and features a walk-in closet and a private 3-piece ensuite. Two additional full-sized bedrooms and a 4-piece main bathroom complete the upper level. The west-facing backyard is perfect for relaxing or entertaining, with a large composite deck, mature trees, fenced, a storage shed, and RV parking. The back alley also provides space for a future garage. Downstairs, you'll find a fourth bedroom and additional space ready to be used to suit your needs, whether that's a family room, home gym, or office. Additional features include central air conditioning to keep you comfortable all summer long. Located close to schools, parks, walking paths, shopping, and all amenities, this is a great opportunity to get into a well-established and sought-after community.