



**GRASSROOTS**

REALTY GROUP

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**280 Copperstone Gardens SE  
Calgary, Alberta**

**MLS # A2299495**



**\$594,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Beautiful 3 bedroom home with a total of 3 1/2 baths. The home is located on a very quiet street in the family friendly community of Copperfield. Well maintained featuring awesome basement development, light & bright throughout with large windows, spacious living area, storage, flex room & full 4 piece bath. The main floor is open featuring 9 ft ceilings with knock down texturing & solid hardwood floors. The functional Kitchen has a large island with eating bar, stainless steel appliances & pantry. The family room boasts a cozy gas burning fireplace & the convenient flex room is currently being used as a home office. Upstairs you have a beautiful primary bedroom with 3 piece bath & roomy closet, 2 additional bedrooms and handy upper Laundry room. The yard is landscaped, fenced & has a new double detached garage.