



GRASSROOTS
REALTY GROUP

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104 Copperstone Terrace SE
Calgary, Alberta

MLS # A2310366



\$529,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,075 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	Exterior Shed
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Charming and Functional Design - What a perfect family home, nestled in the desirable community of Copperfield. This delightful 3-bedroom, 2.5-bath residence welcomes you with an inviting front porch and attractive exterior features. Step inside to discover a freshly painted interior, a tiled entrance foyer, and beautiful espresso hardwood flooring. The open concept main floor includes a spacious kitchen with a centre island, corner pantry, stylish tiled backsplash, and a generous eating nook, making it ideal for family gatherings. Upstairs, you'll find a large primary bedroom complete with a walk-in closet and a 4-piece bathroom, along with two additional bedrooms to accommodate the whole family. The fully developed basement offers a rec room, extra storage, laundry area, a high-efficiency furnace, a hot water tank (installed in 2020), and two windows that allow plenty of natural light. A second 4-piece bathroom completes this versatile lower level. The warm and inviting atmosphere throughout the home is sure to make you feel welcome. Enjoy the southwest-facing, fully fenced backyard, perfect for relaxing or hosting evening barbecues on the good-sized porch. Additional features include a storage shed and parking for two cars, with ample space available for a future double garage. Copperfield is a vibrant, amenity-rich community offering a community centre, parks, ponds, pathways, tennis courts, and winter skating. Residents benefit from easy access to major routes, and are only minutes away from the YMCA, local library, Seton's restaurants and pubs, South Health Campus, and the wide array of big box stores and popular eateries on 130th Avenue.