



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

367 Copperfield Heights SE
Calgary, Alberta

MLS # A2313774



\$529,900

Division:	Copperfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	826 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: window blinds in lower level bedroom

Open House Sunday, July 26, 2 p.m. - 4 p.m. Fantastic 3 bedroom bilevel with the ultimate oversized dream garage in Copperfield! Offering over 1500 sq. ft. of functional living space, this great home showcases an open main floor plan featuring vaulted ceiling, large kitchen with breakfast bar, dining room, living room with gas fireplace and 2 bedrooms. The fully finished lower level includes a spacious family room with electric fireplace, huge bedroom with walk-in closet complete with built-ins, renovated 3 piece bath, laundry and storage. Recent updates include a freshly painted interior in a neutral color palette, new LVP flooring and baseboards throughout the main floor (2024), new furnace and humidifier (2024) and a completely renovated lower level bath featuring a floor to ceiling glass shower wall with rain head (2024). Enjoy central AC, a fully fenced south backyard with large deck & patio, gas BBQ line and an oversized, heated, fully finished double detached garage with attic storage! Perfectly located on a quiet street and within steps to park and playground. Easy access to Stoney Trail and Deerfoot Trail. A wonderful place to call home!