GRASSROOTS REALTY GROUP

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30 Copperstone Green SE
Calgary, Alberta

MLS # A2318583

$660,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level,		

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, Wood Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: shed, storage bin under the patio

Welcome to this exceptional, fully finished home located on a large corner lot in a quiet cul-de-sac, right next to a park in the sought-after community of Copperfield. From top to bottom, inside and out, this meticulously maintained property offers the perfect combination of style, comfort, and functionality. The bright open-concept main floor features beautiful hardwood flooring, granite countertops, stainless steel appliances, and a stunning stone feature wall that creates a warm and inviting atmosphere. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and a private 4-piece ensuite. This home was originally a 3 bedroom up and that can be reverted. The convenient second-floor laundry room adds everyday practicality. The professionally finished basement is bright, open, and comfortable, providing additional living space perfect for family gatherings, entertainment, or a home office. Outside, your private backyard retreat awaits. Whether you're hosting friends under the pergola, enjoying dinner on the patio, or unwinding beneath the evening sky, this beautifully designed outdoor space offers the perfect blend of comfort, privacy, and style. Thoughtfully landscaped and illuminated for evening enjoyment, it's an extension of the home you'll find yourself using every day. The double detached garage is fully insulated with epoxy flooring and rear lane access. There is ample space beside the garage for RV & extra parking. Additional upgrades include central air conditioning and built-in ceiling speakers throughout the entire home, outside and in the garage, providing year-round comfort and entertainment. Spotless and lovingly cared for, this move-in-ready home truly shows pride of ownership throughout. A rare opportunity offering outstanding value, space, and features—this is a 5-star home that must be seen to be fully appreciated! Don't

miss your opportunity to experience this exceptional home in person—showings can be arranged anytime.

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