



**173 Copperfield Gardens SE
Calgary, Alberta**

MLS # A2323793



\$620,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,377 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	4
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

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

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: basement suite approved appliances, backyard shed

Set on a quiet cul-de-sac framed by mature trees and lush landscaping, this two-storey award-winning home leads with curb appeal that stops you in your tracks. The covered country veranda alone will have you picturing Saturday mornings with coffee in hand before you've even stepped inside. And inside? It delivers. Maple hardwood floors. Rich cabinetry. A gas fireplace with a classic mantel that makes the main floor feel like exactly where you want to be on a cold Calgary evening. The kitchen is built for real life — black appliances, a functional island, a pantry, and a layout that actually works. Upstairs, the primary bedroom offers a four-piece ensuite and the kind of quiet you don't realize you need until you have it. Now let's talk upgrades — because this home has been seriously invested in. Two Lennox furnaces (2024). New hot water tank (2024). New roof with partial siding (2021). Central A/C. And a legal suite that is the real story here: brand-new kitchen (2025), spacious family room, large bedroom, and a three-piece bath with a custom slate shower. This legal suite isn't an afterthought — it's a legitimate mortgage helper or income property in its own right. Step out back and you've got a private fenced yard, a rear deck built for entertaining, a fire pit for the evenings that go late, alley access, a storage shed, and a gravel parking pad that fits two vehicles comfortably. Location? Minutes from 130th Avenue and Seton Hospital. Community? One of Calgary's most sought-after. Condition? Move-in ready. Homes like this don't sit for long, book your viewing today!