



GRASSROOTS
REALTY GROUP

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261 Copperstone Gardens SE
Calgary, Alberta

MLS # A2329941



\$585,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,502 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Wet Bar		
Inclusions:	Water feature accessories, pergola		

Welcome to one of Copperfield's finest homes in its price range! Perfectly positioned on a corner lot in one of the community's most desirable family-friendly streets, this impeccably maintained, fully developed home offers over 2,140 sq. ft. of stylish, move-in-ready living space packed with upgrades. From the moment you arrive, you'll appreciate the outstanding curb appeal, low-maintenance landscaping, covered front porch with a tranquil water feature and private backyard featuring stained concrete patio, a large pergola, and full fencing for added privacy. Inside, you'll find 9-foot ceilings, rich hardwood flooring, upgraded lighting, fresh new carpet, new laminate countertops, and tasteful finishes throughout. The beautiful mocha kitchen is designed for both everyday living and entertaining, featuring stainless steel appliances, a corner pantry, a large central island, and a bright dining area that flows effortlessly into the inviting family room with a cozy gas fireplace. Upstairs offers the ideal family layout with three spacious bedrooms, including a generous primary retreat complete with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and the convenience of upper-floor laundry complete the level. The professionally finished basement adds incredible versatility with a spacious recreation room, wall-mounted fireplace, an impressive wet bar, adjoining flex space perfect for a home office, gym, or games area, abundant storage, and the opportunity to add a future full bathroom. Comfort and functionality continue with central air conditioning, upgraded baseboards and casings, a newer roof (2020), and one of the home's true showpieces—a fully finished heated double garage complete with built-in storage, overhead access via pull-down ladder, and a setup that's ready for projects, hobbies, or the ultimate workshop. Located on a

quiet, family-oriented street with its own playground just steps away, this exceptional home delivers the perfect combination of location, upgrades, lifestyle, and value. Beautifully updated, meticulously maintained, and truly move-in ready, this is a rare opportunity to own one of Copperfield's standout homes.