



GRASSROOTS
REALTY GROUP

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30 Copperstone Green SE
Calgary, Alberta

MLS # A2330578



\$645,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	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, Front Yard, Landscap		

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 the family home you've been waiting for! Perfectly positioned on a large corner lot in a quiet cul-de-sac and directly beside a park, this beautifully maintained, fully finished home offers the lifestyle today's families dream about. Watch the kids play just steps from your front door, enjoy peaceful surroundings, and move in with confidence knowing this home has been meticulously cared for and thoughtfully updated throughout. From the moment you step inside, pride of ownership is unmistakable. The bright, open-concept main floor is warm and inviting, featuring rich hardwood flooring, granite countertops, stainless steel appliances, a striking stone feature wall, and an abundance of natural light that creates the perfect space for both everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a walk-in closet and private 4-piece ensuite. The convenient upper-level laundry room makes busy family life just that little bit easier. The professionally finished basement expands your living space with a bright, versatile recreation room ideal for movie nights, a children's play area, home gym, office, or games room—offering flexibility as your family's needs evolve. Step outside and discover your own backyard retreat. Beautifully landscaped and designed for effortless outdoor living, the private yard features a large pergola, expansive patio, and landscape lighting that creates an incredible atmosphere for summer barbecues, evening gatherings, or simply relaxing after a long day. The fully insulated double detached garage is finished with durable epoxy flooring, while the additional parking area beside the garage provides rare space for an RV, trailer, or extra vehicles. Central air conditioning and built-in ceiling speakers throughout the home, backyard, and garage add comfort and convenience.

to this already impressive package. Major updates have already been completed, allowing you to simply move in and enjoy. Spotlessly maintained and showcasing exceptional pride of ownership throughout, this home offers the perfect combination of location, quality, and peace of mind. Homes offering this level of care, a park-side location, and a family-friendly layout rarely become available. Don't miss your opportunity to make this exceptional Copperfield property your next home.