



GRASSROOTS
REALTY GROUP

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247 Copperfield Heights SE
Calgary, Alberta

MLS # A2332178



\$549,000

Division:	Copperfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	915 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Built in dishwasher, Microwave Hoodfan, Washer, Dryer, All window coverings, Curtain Rods and Drapery, garage door opener and remote.

Welcome to this BEAUTIFULLY maintained, fully finished bi-level located in the family-friendly community of Copperfield, just steps from parks, schools, playgrounds, shopping, restaurants, and everyday amenities. As you step inside, you'll immediately appreciate the PRIDE OF OWNERSHIP and TASTEFUL UPDATES found throughout the home. VAULTED ceilings and an abundance of NATURAL LIGHT create a bright, OPEN atmosphere, while newer laminate flooring and a fresh, NEUTRAL colour palette add WARMTH AND STYLE. The spacious living room flows seamlessly into the dining area and beautifully updated kitchen, creating the perfect space for everyday living and entertaining. Renovated in 2021, the kitchen features timeless QUARTZ countertops, UPGRADED stainless steel APPLIANCES including the refrigerator, stove, and built-in dishwasher, a new sink and faucet, stylish backsplash, and updated door hardware. The kitchen island provides additional workspace and storage, while the adjoining dining area offers the perfect setting for family dinners and gatherings. From here, step outside onto the COVERED DECK SPACE overlooking the fully fenced backyard, the perfect spot to enjoy your morning coffee, read a good book, or simply unwind. Professionally updated in 2024 with ARTIFICIAL TURF and DECORATIVE gravel, the backyard offers a beautiful, LOW-MAINTENANCE OUTDOOR SPACE to enjoy. Back inside, main floor LIGHT FIXTURES were UPDATED in 2022, while the main floor and entryway were freshly painted in 2021, adding to the home's modern, move-in ready appeal. The SPACIOUS primary bedroom easily accommodates a king-size bed and offers dual closets, while a SECOND BEDROOM makes a great home office or bedroom. There is a full 4-piece bathroom to complete the main level. The fully finished basement expands

your living space with a LARGE FAMILY ROOM featuring a cozy gas fireplace, a GENEROUS THIRD BEDROOM with a walk-in closet that was freshly painted in 2021, another full 4-piece bathroom, and a spacious laundry and storage room. A new washer was installed in 2025. The DOUBLE DETACHED GARAGE with 40-amp SERVICE provides plenty of room to park and have some additional storage for bikes or could be converted into a workshop space. ADDITIONAL UPDATES: Exterior wood trim and doors were painted in 2023, while additional updates include a new hot water tank (2023) and a new furnace, humidifier, thermostat, CO detectors, and washer (2025). Beautifully updated, meticulously maintained, and truly move-in ready, this Copperfield home offers the perfect blend of comfort, style, and low-maintenance living. From the thoughtful interior updates to the functional outdoor spaces, it's a home you'll be proud to call your own. Contact your favorite REALTOR® today to book your private showing!