



GRASSROOTS
REALTY GROUP

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144 Copperstone Gardens
Calgary, Alberta

MLS # A2333737



\$649,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,556 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Fully renovated inside and out — and not the cosmetic kind. The current owners took this Copperfield two-storey down to the details and rebuilt it: luxury vinyl plank flowing across an open main floor, a bright neutral palette, new lighting and window coverings throughout. The kitchen was reworked around a large island where a closed pantry once boxed things in, adding cabinetry, counter space and storage exactly where you want it. The living room is anchored by a gas fireplace framed in custom stone with a built mantle and a beam-detailed feature wall — the kind of finishing you notice the moment you walk in. Upstairs, the primary suite offers a private ensuite and walk-in closet, two more bright bedrooms share a full bath, and the laundry room has been rebuilt from scratch with custom cabinetry, counter and sink — no more hauling baskets up and down. The lower level was opened up rather than chopped up: a genuinely large recreation space, a separate den for an office or gym, a full four-piece bath, and dedicated storage. Then there's what you can't see. Central air conditioning. A 2026 hot water tank. Water softener. Central vacuum. PEX plumbing. A furnace-mounted air purifier. Siding and roof already done. These are the line items that quietly cost a new owner tens of thousands — and they're all handled. Outside: a new oversized deck for summer evenings, a fully fenced yard, a covered side landing, and an oversized double detached garage (2021) with finished walls, built-in shelving and overhead storage. Quiet street, back lane, parks and pathways at the door. This is a house someone poured themselves into. Book your private showing.