



GRASSROOTS
REALTY GROUP

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52 Copperfield Close SE
Calgary, Alberta

MLS # A2334449



\$599,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,615 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Many Trees, Private, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully maintained home tucked away on a quiet street in the highly sought-after community of Copperfield. Offering 1,614 square feet above grade plus a fully finished basement with an additional 719 square feet of living space, this immaculate two-storey features 3+1 bedrooms, 3.5 bathrooms, and an exceptional layout designed for both everyday living and entertaining. Designed with everyday living in mind, the main floor features an open and functional layout anchored by a spacious kitchen offering abundant cabinetry, extensive counter space, and a large walk-in pantry that provides exceptional storage. The kitchen overlooks the dining area and comfortable living room, creating a bright, connected space perfect for everything from busy mornings to hosting family and friends. The upper level is thoughtfully arranged with three spacious bedrooms, highlighted by a relaxing primary suite complete with a private ensuite. Two additional bedrooms and another full bathroom make this an ideal layout for families while providing flexibility as children grow or work-from-home needs evolve. The laundry room, complete with excellent storage rounds out the top floor of this home. Downstairs, the fully finished basement offers valuable additional living space with a generous family room, fourth bedroom, and full bathroom. Whether used as a media room, play space, guest suite, or home office, it provides excellent versatility. Step outside to one of the home's standout features—a stunning, private backyard surrounded by mature trees that create an incredible setting for relaxing, entertaining, or simply enjoying the peace and quiet. Central air conditioning ensures comfort throughout the summer months, while the pride of ownership is evident throughout every inch of the home. Located close to schools, parks, playgrounds, pathways,

shopping, and all of Copperfield's fantastic amenities, this is a home that combines thoughtful design, exceptional care, and an outstanding location. Truly move-in ready, this is one you won't want to miss.