



GRASSROOTS
REALTY GROUP

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36 Copperstone Court SE
Calgary, Alberta

MLS # A2336838

\$549,500



Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Work bench in garage

Welcome home to this bright & beautifully updated family home, ideally located on a quiet cul-de-sac in the sought-after community of Copperfield! Located just a short walk to the community pond, scenic pathways, & playgrounds, this charming home boasts a south-facing front veranda that welcomes you into the spacious main floor. Enjoy a large living room filled with natural light from an oversized front window & that features a cozy gas fireplace. The open-concept island kitchen is designed for both everyday living & entertaining, offering a corner pantry, breakfast bar, abundant counter space, a built-in computer desk, & a seamless connection to the dining area overlooking the backyard. Upstairs, the generous primary retreat features a walk-in closet & a private 4-piece ensuite. Two additional spacious bedrooms, a full bathroom, & the convenience of upper-level laundry complete the second floor. The partly finished basement offers outstanding flexibility with a huge recreation room featuring a rough-in for a future wet bar, a 4-piece bathroom, a den or craft room, & plenty of storage space - ready for your finishing touches. Recent upgrades include: New shingles, siding, soffit, fascia & downspouts, flooring, interior paint, newer cabinets, full bath in basement, new washer & more!!! Step outside to enjoy the large, fully fenced backyard complete with a tiered deck, perfect for summer barbecues, entertaining, or relaxing with family & friends. An oversized double detached garage provides ample room for vehicles, storage, & hobbies. Located in one of Copperfield's most family-friendly locations, with easy access to parks, walking paths, schools, shopping, & major roadways, this home offers the perfect combination of comfort, space, & convenience. You'll love living here!!!

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