



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

148 Copperstone Circle SE
Calgary, Alberta

MLS # A2348929



\$569,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vaulted Ceiling(s)		

Inclusions: N/A

4 GOOD-SIZED BEDROOMS • 3.5 BATHROOMS • PROFESSIONALLY DEVELOPED BASEMENT WITH THE 4th BEDROOM AND FULL BATH • DOUBLE DETACHED GARAGE • LOW-MAINTENANCE YARD WITH POURED-CONCRETE PATHWAYS • NEW ROOF & WATER HEATER TANK (2022) • MINIMAL SNOW TO SHOVEL! GREAT CURB APPEAL, A DELIGHTFUL KITCHEN & AN EXCELLENT FLOORPLAN! Situated on a quiet street, this beautifully maintained home offers a welcoming layout and an ideal setting for a family. Step inside to a spacious entryway leading to a bright living room featuring a large front-facing window and cozy fireplace. The stylish kitchen combines warm-toned cabinetry with hardwood flooring, stainless steel appliances, a large corner pantry, abundant natural light, and a large island—creating a functional space that is perfect for everyday living and entertaining. The generous dining area overlooks the sunny backyard and provides plenty of room for family meals and gatherings with friends. Upstairs, you'll find three good-sized bedrooms, a common full bathroom, a spacious primary suite with a three-piece ensuite and walk-in closet. The entire home is clean and exceptionally welcoming. The professionally developed basement adds valuable living space with a comfortable family room, additional bedroom with walk-in closet, full bathroom, and convenient laundry room. Outside, enjoy the charming large front porch, double detached garage, and low-maintenance yard with poured-concrete pathways and a large patio, creating an inviting outdoor space for relaxing and entertaining. The easy-care front and back yard also means minimal snow to shovel in the winter. Located within walking distance of parks, schools, and the community centre, which offers a tennis court, outdoor rink, Red &

Blue Park, and Wildflower Pond, this home combines comfortable family living with convenient access to neighbourhood amenities. A wonderful family home in a great location—move-in ready and waiting for you!