



GRASSROOTS
REALTY GROUP

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257 Copperstone Gardens SE
Calgary, Alberta

MLS # A2219033



\$659,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,556 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE - Sat & Sun May 10th & 11th. From Morning Light to Evening Gatherings—This One Feels Like Home. A warm and welcoming detached home in the heart of Copperfield, offering close to 2,300 sq ft of finished living space across three levels. With 3 bedrooms, 3.5 bathrooms, a front office, and a fully finished basement, this home offers a thoughtful layout designed for both everyday living and entertaining. Step up and be greeted by the lovely front porch, offering great curb appeal. Then enter inside to an open concept design, complete with a bright front office to the right, ideal for those who work from home or want a quiet study space. The main floor flows effortlessly from the kitchen to the dining and living areas, featuring hardwood flooring, quartz countertops, stainless steel appliances, and a cozy gas fireplace that adds a touch of comfort. The extended kitchen island provides extra prep space and seating, while the open layout keeps conversations flowing. Upstairs, you'll find a large primary bedroom with its own 3-piece ensuite and walk-in closet, along with two additional well-sized bedrooms. A well-appointed main bath featuring a separate walk-in shower and a deep soaker tub is culminated by a large window to bring in great natural light. Second level laundry adds everyday convenience, just steps away from the bedrooms. Downstairs, the fully developed basement offers a spacious family room—perfect for movie nights or hosting guests—and a separate den that can easily be converted into a 4th bedroom with the addition of an egress window. The lower level also features a beautifully updated 3-piece ensuite bathroom with a walk-in tiled shower. Outside, enjoy summer evenings on your massive back deck which flows seamlessly into the kitchen—creating plenty of space for grilling, dining, and lounging. The

double detached garage keeps your vehicles out of the elements and provides some extra storage space. Not to mention, you're just steps from a serene pond and walking path, with parks and playgrounds nearby—perfect for enjoying the outdoors. This is a well-rounded, move-in-ready home in a community known for its family-friendly vibe, amenities, and easy access to schools, shops, and major routes.