



**GRASSROOTS**  
REALTY GROUP

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**34 Copperstone Road SE  
Calgary, Alberta**

**MLS # A2232647**



**\$669,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** N/A

Location, care, and charm—all wrapped in one! Just the 4th house from the school and perfectly positioned right across from a park and skating rink, this home is ideal for families who value community, convenience, and outdoor fun. Lovingly maintained, this property has been a warm and happy space for the current owners, who are now moving on to a larger home as their growing family needs more room.