



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

189 Copperstone Circle SE
Calgary, Alberta

MLS # A2237591



\$499,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,205 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Cleared, Corner Lot, Front Yard, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters		

Inclusions: All Window Coverings

Welcome to 189 Copperstone Circle SE, a charming two-storey home situated on a desirable corner lot in the heart of Copperfield. One of Calgary's most vibrant and family oriented communities. With its sunny south facing front the entire home is bathed in natural sunlight throughout the day. The inviting front porch, and timeless curb appeal add to the warmth and character this home offers from the moment you arrive. Step inside to an open concept main floor designed for comfort and functionality. The kitchen features a central island that's perfect for meal prep, casual dining, or entertaining, and it seamlessly connects to the dining and living areas for easy everyday living. Upstairs, you'll find three bedrooms, including a spacious primary retreat with a walk-in closet. Two additional bedrooms and a full bathroom provide ample space for family, guests, or a home office. The unfinished basement is a blank canvas, offering endless possibilities for future development to suit your lifestyle needs. The real showstopper is the outdoor space. This home boasts an extremely large, fully fenced backyard with direct back alley access which is ideal for parking RVs, trailers, or adding a future garage while still leaving room for outdoor activities and entertaining. Copperfield is known for its welcoming community vibe, beautiful parks, scenic walking paths, and close proximity to schools, shopping, and public transit. Whether you're a growing family or a first-time buyer, this home offers exceptional value in a location you'll love to call home.