



GRASSROOTS
REALTY GROUP

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206 Copperstone Grove SE
Calgary, Alberta

MLS # A2238045



\$534,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: N/A

This detached 3-bedroom, 2.5-bath home offers thoughtful design and everyday comfort in the heart of Copperfield. A bright and inviting living room welcomes you with the warmth of a gas fireplace and the rich character of hardwood floors. The kitchen, equipped with a central island and seating, blends naturally into the dining area—open the back door to a generous deck with built-in privacy screens, creating a quiet outdoor retreat. The backyard is low-maintenance and neatly laid out, with a rear parking pad that allows space for a future garage without sacrificing yard functionality. Upstairs, the primary bedroom features a walk-in closet and a private ensuite, while two additional bedrooms and a full bathroom offer ample space for family, guests, or a home office setup. Central air conditioning ensures comfort in every season. The unfinished basement presents a blank canvas for future development—whether you envision a rec room, home gym, additional bedrooms or more living space. Set within walking distance to green spaces, schools, and essential services, this home combines practicality with convenience in one of SE Calgary’s most accessible neighborhoods.