



GRASSROOTS
REALTY GROUP

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262 Copperstone Grove SE
Calgary, Alberta

MLS # A2239079



\$538,888

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,105 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Low Maintenance Landscaping		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: none

Welcome to 262 Copperstone Grove SE—a charming and budget-friendly detached home located in the established community of Copperfield. This home offers a bright and functional layout perfect for young families, first-time buyers, or anyone looking to step into homeownership without compromise. The inviting main floor features a spacious living room, cozy dining nook, and a well-appointed kitchen—ideal for everyday living and hosting friends. Upstairs, you'll find three bedrooms, including a comfortable primary suite with a walk-in closet. The basement development is nearly complete, giving you a head start on extra living space. With a family room, recreation area, and bathroom rough-ins already in place, you're just a few steps away from adding long-term value and flexibility to your home. Step outside to enjoy the large fenced backyard with a raised deck and firepit—perfect for summer BBQs or relaxing evenings under the stars. A detached double garage completes the package, giving you both parking and extra storage. Just a few minutes away from schools, parks, and major routes, this is a rare opportunity to own a standalone home with future potential—at a price point that makes sense. Schedule your viewing today!