



**GRASSROOTS**  
REALTY GROUP

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**151 Copperfield Lane SE**  
**Calgary, Alberta**

**MLS # A2243147**



**\$387,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	115 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Partial
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 367
<b>LLD:</b>	-
<b>Zoning:</b>	M-1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome Copperfield Village, one of deep southeast Calgary's favorite family communities, Copperfield!! This immaculate 1236 sq ft home is complete a primary bedroom with a full ensuite bathroom & walk in closet, a fully finished basement and a single car attached garage and no neighbours directly behind you. The main floor living room is wide open and offers a terrific plan geared toward celebrations with your friends & family. From the living room walk directly out to the back deck allowing for easy access to the sunny southerly outdoor space which is perfect for evening BBQ's. Up just a few stairs you will find the kitchen and dining space plus the powder room / laundry. Upstairs the primary bedroom boasts a full ensuite bathroom and a walk-in closet. The two secondary bedrooms are of an ample size and have their own separate full bathroom. Imagine welcoming your friends & family into your new home as they complement you on the fully landscaped yard, the large living room with 2 storeys of south facing windows, the incredible open floor plan & abundance of natural light, the fully finished basement rec room & the attached garage. This really is a phenomenal family home. From here, you have incredibly easy access to Deerfoot Trail & Stoney Trail via 52nd Street and McIvor Blvd. The Elementary and Junior High school, St. Isabella is a short walk away. While Copperfield Elementary School (K-5) is an easy bike ride for your children. For all your shopping needs it is only a three min drive to the shops on 130th Ave or, stroll over to High Street where neighborhood Pubs and Restaurants are located. If you love the idea that the kids can walk to school, are just steps to the nearest playground and the bike paths around the pond are just moments away then this home may be your home.

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