



**GRASSROOTS**  
REALTY GROUP

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**189 Copperstone Circle SE**  
**Calgary, Alberta**

**MLS # A2245618**



**\$519,000**

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

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

**Inclusions:** All Window Coverings

Welcome to 189 Copperstone Circle SE &ndash; a bright and charming two-storey home ideally situated on a prime corner lot in the family-friendly community of Copperfield. This south-facing home is filled with natural light throughout the day and offers fantastic curb appeal with its inviting front porch and well-maintained exterior. Inside, the open-concept main floor is designed for modern living, featuring a central kitchen with a functional island, perfect for meal prep and casual dining. The adjoining dining and living areas offer a spacious layout ideal for family gatherings and entertaining. Upstairs, you will find three bedrooms, including a private primary bedroom with a walk-in closet. Two additional bedrooms and a full 5-PIECE bathroom complete the upper level. The unfinished basement provides excellent potential for future development to suit your needs. Step outside to an extra-large, fully fenced backyard with back alley access &mdash; perfect for RV or trailer parking, or building your dream garage while still leaving plenty of yard space for outdoor enjoyment. Located just steps from parks, playgrounds, walking paths, and close to schools, shopping, and public transit, this home offers exceptional value in a vibrant southeast Calgary neighbourhood. Don&rsquo;t miss your opportunity to own this well-located, sun-filled home with room to grow. Book your private showing today!