



GRASSROOTS
REALTY GROUP

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

206 Copperfield Mews SE
Calgary, Alberta

MLS # A2248560



\$549,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Laminate Counters, No Smoking Home, Storage

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

Inclusions: N/A

Welcome to this beautiful home in desirable Copperfield! Offering thoughtful updates, generously-sized rooms, a double garage, and a cul-de-sac location, you're sure to find something to love! The main floor features a large foyer with custom built-ins, living room with gas fireplace, kitchen with newer stainless steel appliances, and dining room with access to the large deck. Updated hardwood flooring flows throughout the entire main level. Upstairs, the highly functional layout continues with a 4-piece family bathroom and 2 good-sized bedrooms overlooking the back yard, one with a walk-in closet. Up front, the large primary suite features custom cabinets, ceiling fan, and a 4-piece ensuite with a door, extra storage, and a decorative window. In the undeveloped basement, you'll find laundry, a recently serviced furnace, and lots of space for storage or your fresh ideas. Out back, take the aggregate walkway to the double garage with 220 volt wiring and back alley access. This home is on a cul-de-sac street and just 6 houses from the Copperfield Blvd Park. It's also less than 600 ft from the Rotary/Mattamy Greenway, a 138 km network of parks and pathways that encircles the city. All this, plus great access to schools, retail, entertainment, and Stoney and Deerfoot freeways. Check out the 3D tour and then book your showing today!