



**GRASSROOTS**  
REALTY GROUP

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**47 Copperfield Terrace SE**  
**Calgary, Alberta**

**MLS # A2253658**



**\$589,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,498 sq.ft.           | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard  |               |                   |

|                    |                                     |                   |     |
|--------------------|-------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                         |                   |     |

**Inclusions:** Central Air

Welcome to 47 Copperfield Terrace SE — a beautifully updated and well-maintained home in the heart of family-friendly Copperfield! This inviting property boasts all-new windows and doors, enhancing comfort, efficiency, and helping to lower utility bills. Ideally located near top-rated schools, scenic parks, playgrounds, and a variety of amenities including shopping, dining, gyms, and more. Step inside to discover a bright, spacious layout with refreshing central air conditioning, perfect for keeping cool during the warm summer months. The finished basement adds versatile living space, ideal for a rec room, home gym, or guest suite. Outside, you'll find an oversized detached garage — a rare and valuable feature — offering abundant space for vehicles, tools, and storage. Whether you're a first-time buyer or an investor looking for a high-demand property, this home delivers exceptional value in one of Calgary's most connected and vibrant communities. Step inside to a spacious and functional layout, perfect for growing families or investors. The finished basement offers additional living space ideal for a rec room, home gym, or guest quarters. One of the standout features is the oversized detached garage, offering ample room for vehicles, tools, and storage — a rare find in the area! Whether you're looking for your first home or a smart investment, this property offers incredible value in a well-connected and vibrant community.