



**GRASSROOTS**  
REALTY GROUP

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**308 Copperstone Gardens SE**  
**Calgary, Alberta**

**MLS # A2259997**



**\$575,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Built-in Features, Closet Organizers, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to the desirable community of Copperfield! This well-maintained 4-bedroom, 3.5-bathroom home offers comfortable living space. Inside, you'll find a blend of carpet and linoleum flooring. The kitchen is equipped with stainless steel appliances, a walk-in pantry, laminate countertops, a central island with breakfast bar, and an adjacent dining area. The inviting living room features a cozy gas fireplace and plenty of space for gatherings. Upstairs, the spacious primary suite includes two walk-in closets and a private ensuite with a corner soaker tub and walk-in shower. Completing the upper level are two additional bedrooms and a full bathroom. The fully finished basement provides even more living space, complete with a bedroom, 3-piece bathroom, laundry area, and a versatile family room—perfect for guests or a growing household. Outside, the large backyard is fully fenced and designed for low maintenance, with a half patio and durable artificial turf. Call your favourite Realtor today!