



GRASSROOTS
REALTY GROUP

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

180 Copperfield Rise SE
Calgary, Alberta

MLS # A2260141



\$574,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Covered, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Wired for Sound		

Inclusions: Large garage compressor is negotiable

Welcome to this inviting two-storey home in the heart of Copperfield, Calgary, offering the perfect blend of comfort, functionality, and location. From the moment you arrive, you'll be impressed by the storybook curb appeal, lush gardens, and welcoming front porch—a true retreat with warmth and character. Inside, you'll find 3 bedrooms, 1.5 bathrooms, and a walk-in closet in the primary bedroom, making this home ideal for families, first-time buyers, or anyone seeking a well-cared-for property in a vibrant community. Recent updates include a brand new hot water tank, newer shingles, new gutters and fascia, and a freshly cleaned and serviced furnace—giving you peace of mind for years to come. The carpets have just been professionally cleaned, so the home feels fresh and move-in ready. Car enthusiasts and hobbyists will love the oversized double garage with 220V power, perfect for a workshop, EV charging, or extra storage. The landscaped front and back gardens add to the home's charm and create a private backyard retreat with room to entertain or relax. The basement includes a stylish wet bar with dark cabinetry and a stone backsplash—great for entertaining or creating your own cozy hideaway. Located close to schools, parks, shopping, restaurants, and all amenities, this home offers convenience at your doorstep. Plus, enjoy quick access to Stoney Trail and Deerfoot Trail, making commuting around Calgary simple and stress-free. Don't miss this opportunity to own a home with storybook character, modern updates, and everyday convenience in one of Calgary's most desirable southeast communities!