



GRASSROOTS
REALTY GROUP

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266 Copperfield Mews SE
Calgary, Alberta

MLS # A2261798



\$650,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Included: 2 bar stools, upright freezer in basement, alarm system with all cameras, 3 storage sheds, all built in speakers, 3 TV's (basement, gazebo and garage), garage cabinets. **NEGOTIABLE:** Upper bedroom daybed, lawn tractor, BBQ, patio furniture

HEATED GARAGE WITH BUILT-IN CABINETS | WEST-FACING PIE LOT WITH ALLEY ACCESS | 3-SEASON GAZEBO & HUGE DECK | BONUS ROOM WITH FRENCH DOORS | IMMACULATE ORIGINAL OWNER HOME Located on a quiet cul-de-sac and sitting on a rare west-facing pie lot with alley access, this immaculate original-owner home has been lovingly maintained and thoughtfully upgraded. With nearly 1,768 sq ft above grade plus a fully finished basement, it offers incredible flexibility for families, hobbyists, and multi-generational living. The main level includes a welcoming front foyer, upgraded paint and flooring, maple cabinetry and handrails, and a sunlit kitchen and dining area that opens to the oversized composite deck with aluminum rails and a hard-top enclosed 3-season gazebo—ideal for outdoor comfort nearly year-round, complete with its own heater. Upstairs you’ll find three bedrooms, including a spacious primary suite with a walk-in closet, corner soaker tub, and separate shower, along with a large bonus room at the front of the home featuring a gas fireplace and double French doors—making it easy to close off for quiet movie nights or a home office. From the upper level, enjoy mountain views to the west. The finished basement adds even more living space with a fourth bedroom, 3-piece bathroom, and rec room with a second gas fireplace. Outside, the fully landscaped backyard with underground sprinklers is flat, private, and meticulously cared for, with room to play, garden, or expand. There’s a poured concrete sidewalk in the side yard from front to back, three storage sheds, a 12’x40’ RV pad, and space to build a future garage or workshop (with permit approval). The heated double garage includes built-in cabinets for storage and workspace, and the home received new shingles and vinyl

siding in 2021. This is one of those homes that just feels special—warm, welcoming, and full of pride of ownership. You may see a virtual tour of this home by clicking the 3D tour icon.