



GRASSROOTS
REALTY GROUP

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106 Copperstone Close SE
Calgary, Alberta

MLS # A2265170



\$708,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,121 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, No Animal Home, See Remarks, Walk-In Closet(s)		

Inclusions: Alarm System (no contract) Water Cooler (plug in) Shed,

IMMACULATE FAMILY HOME BACKING ONTO GREEN SPACE — STEPS TO PARK & K-5 SCHOOL! Open house Sunday October 19th 12-2pm Perfectly suited for families, this beautifully maintained, move-in ready home is located on a quiet street just steps from a park and K-5 school — making school runs and outdoor play a breeze. Backing directly onto serene green space, enjoy unmatched privacy and stunning southwest-facing yard views. Inside, the main floor boasts soaring 9-foot ceilings and a versatile bedroom or office — ideal for working from home or accommodating guests. Upstairs, you'll find three spacious bedrooms plus a massive bonus room perfect for a playroom, media room, or home gym. Car enthusiasts and hobbyists will love the oversized 23-foot-wide garage featuring a built-in workbench and fantastic mezzanine storage — plenty of room for vehicles, motorcycles, and all your gear. Step outside to a low-maintenance composite deck with aluminum railings, a beautifully landscaped yard, and a cozy firepit — perfect for family gatherings or relaxing evenings. A private gate offers direct access to the expansive green space behind. The unfinished basement is a blank canvas, ready for your personal finishing touches to add future living space and value. Additional highlights include central air conditioning, central vacuum, and an easy-care exterior designed for years of worry-free enjoyment. This home offers a rare combination of space, location, and low maintenance — all at an exceptional price point. Don't miss your chance! Schedule your private tour today and experience everything this remarkable home has to offer.