



GRASSROOTS
REALTY GROUP

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202 Copperfield Grove SE
Calgary, Alberta

MLS # A2265899



\$589,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,551 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Other, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Gazebo, Patio Table, TV Wall Mounts, Built-in shelving in basement, Closet Built-ins.

Perfectly situated on a corner lot and on a quiet cul-de-sac, this 2 storey home boasts over 1550 square feet above ground, greets you with a covered front porch and beautiful curb appeal. Enjoy morning coffee overlooking the adjacent park, creating a peaceful setting right at your doorstep. Inside, the bright and inviting main level features new flooring (2021), large windows, and a warm open-concept layout that's perfect for entertaining or relaxing. The kitchen is the heart of the home, complete with a large central island, plenty of cabinetry, and stainless steel appliances. A convenient main floor laundry adds practicality to everyday living. Upstairs, you'll find 2 spacious bedrooms, each with its own walk-in closet and private ensuite, offering convenience for family or guests. Additional highlights include a new roof (2020), upgraded RC50 rated insulation, central A/C, and a double detached garage with access from a paved back alley. The unfinished basement awaits your creative touch and future development. Located in the sought-after, family friendly community of Copperfield, just steps from parks, schools, and walking paths, this house is the perfect place to call home!