



GRASSROOTS
REALTY GROUP

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136 Copperfield Close SE
Calgary, Alberta

MLS # A2270697



\$634,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 136 Copperfield Close SE, a beautifully maintained 2-storey home tucked away on a quiet street in the vibrant, family-friendly community of Copperfield. This charming corner-lot property offers impressive curb appeal, fresh paint throughout the interior and exterior, and a thoughtfully designed layout perfect for modern living. Step inside and immediately appreciate the inviting flow of the main floor. The spacious open-concept design is enhanced by high ceilings, abundant natural light, and a large living room anchored by a cozy gas fireplace—an ideal setting for relaxed evenings at home. The practical and well-equipped kitchen features a large L-shaped, solid wood shelved walk-in pantry that holds all your culinary ingredients plus a plethora of small appliances, ample cabinetry along with a newer refrigerator and dishwasher, plus an electric stove, microwave, and range hood. The adjacent dining area seamlessly connects to the outdoor space, making entertaining effortless. Upstairs, a bright and versatile den/bonus room offers the perfect spot for a home office, playroom, or second lounging area. The upper level also hosts three generous bedrooms, including a good-sized primary suite complete with a roomy walk-in closet and a private 4-piece ensuite featuring a jetted tub and separate shower. Two additional bedrooms and another full 4-piece bath complete this well-appointed level. Outside, the treed backyard grants privacy in all directions as you relax on the large deck listening to the leaves rustle on a serene summer evening. Unfinished basement with bathroom rough-in allows one the freedom to custom create to heart's desire - endless possibilities! Other notable updates include a hot water tank (2021) and new roof (2022). A convenient double attached front garage adds extra storage and year-round comfort. Immerse yourself in nature! Only a

half-block walk to the desirable paved community pathway and Stillwater Pond - one of Copperfield's three ponds. A paradise for bird watchers and your daily walks! Copperfield is known for its welcoming atmosphere and community spirit. Residents enjoy easy access to numerous parks, playgrounds, and scenic pathways. Everyday amenities like schools, shopping, restaurants, and services are just minutes away, while South Trail Crossing and Seton provide even more options for dining and entertainment.