

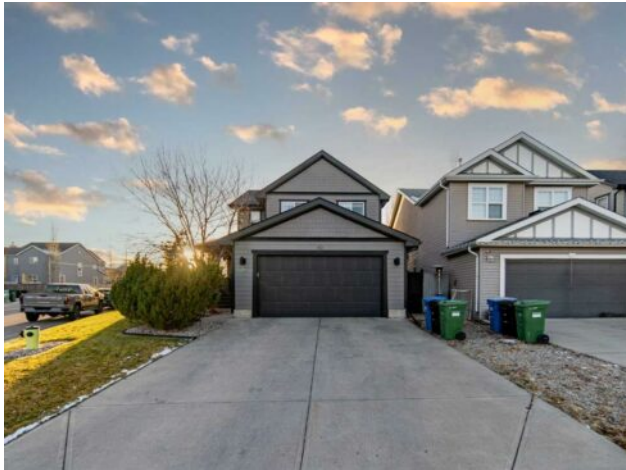


GRASSROOTS
REALTY GROUP

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42 Copperfield Point SE
Calgary, Alberta

MLS # A2275089



\$780,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Tucked away on a quiet cul-de-sac and perfectly positioned across from scenic walking paths, tranquil ponds, and a family-friendly playground, this beautifully updated two-storey home offers both comfort and convenience. The exterior has been refreshed with durable, low-maintenance Hardie board siding, along with new shingles, soffit, fascia, and eavestroughs, creating lasting curb appeal. Inside, the newly renovated main floor shines with luxury vinyl plank flooring and a fresh, modern palette. A recent coat of paint extends seamlessly across the walls, kitchen cabinets, and ceilings, giving the space a bright, cohesive feel. The kitchen has again been elevated by new tile on the backsplash matching perfectly with a newly tiled fireplace that anchors the living area, while adding warmth and character. Conveniently located off the attached garage entry are brand-new (2024) washer and dryer units, making everyday routines effortless. Upstairs, the spacious primary bedroom provides a relaxing retreat with a walk-in closet and a well-appointed five-piece ensuite. Two additional generously sized bedrooms and a full bathroom complete the upper level, offering ample room for family or guests. The fully developed basement expands the living space with an additional bedroom, a versatile bonus room ideal for a home office, gym, or recreation area, and a full bathroom. Recent mechanical upgrades include a new furnace installed in 2023, along with air conditioning for year-round comfort. Outside, the property is fully landscaped and equipped with a new irrigation system, huge backyard perfect for entertaining or relaxing, featuring a large deck with a pergola that creates an inviting outdoor living space.