



**42 Copperfield Point SE  
Calgary, Alberta**

**MLS # A2275089**

**\$780,000**



<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,057 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Irregular Lot		

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