



**GRASSROOTS**  
REALTY GROUP

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**186 Copperfield Close SE**  
**Calgary, Alberta**

**MLS # A2275155**



**\$637,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,926 sq.ft.                                                             | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Private, R |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |

**Features:** Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** HOT TUB, AS IS [never used by current owner] & underground sprinkler system

Awesome location on a quiet cul-de-sac, 2 doors away from a park & playground area, plus walking paths, shopping & schools nearby! Easy access to Stoney Trail and 52nd St. too! A wonderful family home with spacious rooms on all 3 floors, with 4 bedrooms & 3 1/2 bathrooms....plenty of room for large families!! Main floor has the much sought after open floorplan, with 9' ceilings, high end laminate flooring & a full width wall of windows across the back to enjoy the views of the peaceful, oversized backyard....no "0" lot line, cookie cutter backyard here!! A great kitchen w/lots of rich cinnamon stained maple cabinetry, dark grey countertops, stainless steel appliances and a super sized pantry [to hold all the things!]... a handy laundry/mud room is right around the corner, just off the garage entry. The spacious living room has a gas fireplace to cozy up to....Wrought iron railing w/a wood cap on the stairs gives it an upscale look, along with the upper bonus room/office space [easily turned into an extra bedroom, if needed]. The grand Primary bedroom comes complete with a walk-in closet & a large ensuite w/double sinks, a 4' walk-in shower & a corner soaker tub. One of the kids' rooms also has a walk-in closet! Downstairs holds a large flex space, great for a family room, games room, exercise room, etc...also has a 3 pc bath plus a huge bedroom w/ another walk-in closet & a large window. Plus there's lots of storage room too!! AND there is a possibility for a convenient side entry, if needed. The oversized backyard is a wonderful space to enjoy, with two separate deck areas, one right by the sunken hot tub, lots of big trees for privacy, a maintenance free lawn area, decorative rock areas and a convenient shed... RECENT UPDATES: New shingles in Oct. 2021, newer HWT, approx 5 yrs old, PLUS freshly painted on both the main & upper levels, brand new

carpet throughout, & even 3 brand new toilets! Definitely a must see in this great location in the great neighborhood of Copperfield!