



GRASSROOTS
REALTY GROUP

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186 Copperfield Close SE
Calgary, Alberta

MLS # A2275155



\$637,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Private, R		

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