



**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>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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!