



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

118 Copperfield Lane SE
Calgary, Alberta

MLS # A2275621



\$399,900

Division:	Copperfield		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,262 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage		

Inclusions: N/A

Welcome to Copperfield Village—one of SE Calgary’s most desirable family communities! This immaculate 3-bedroom home features new carpets and blinds throughout, a primary bedroom with a full ensuite and walk-in closet, a fully finished basement, and a single attached garage. The bright, open-concept living room offers hardwood floors, soaring ceilings, and two storeys of windows. Enjoy direct access to the sunny back deck, perfect for BBQs and entertaining. Just a few steps up, the kitchen and dining area provide excellent flow and functionality, along with a convenient powder room and laundry. Upstairs, the primary suite includes an ensuite and walk-in closet. Two additional bedrooms share a separate full bathroom, ideal for kids, guests, or office space. The fully finished basement adds a spacious rec room for family movie nights, a play area, or a home gym. The yard is fully landscaped and low maintenance. This home offers an exceptional location—steps from playgrounds, pathways, and the community pond. St. Isabella School (K–9) is within walking distance, while Copperfield Elementary (K–5) is just a short bike ride away. Commuting is easy with quick access to Deerfoot Trail and Stoney Trail, and all your shopping and dining needs are met within minutes of 130th Ave. A bright, well-designed family home in a prime community—TURN KEY, move-in ready and a must-see!