



GRASSROOTS
REALTY GROUP

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5318 Copperfield Gate SE
Calgary, Alberta

MLS # A2276821



\$765,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
Inclusions:	All window coverings		

THE BEST FIND in Calgary! Do not miss the opportunity to not only see this amazing home but the chance to make it yours. Located on a beautiful mature street in Copperfield with easy access to 52nd and 22X, all the amenities you need as well as multiple schools and parks. The pictures speak for themselves but please note over \$150,000+ in upgrades completed to this home in the last 1-5 years with the added benefit of TWO HEATED Garages, one double attached, one oversized single detached. Some of the upgrades and updates include: 2019 Furnace and A/C 2020 Water Tank 2021 Roof/ Downspouts/Gutters on home and 2nd garage

\$75,000 Onsite solid maple kitchen cabinets as well as bathroom vanities \$10,000 All new baseboards and casings throughout \$16,000 Upgraded custom mat black stone countertops \$3000 Backsplash \$10,000 KitchenAid Appliance Package replaced in 2022 \$1500 Lefton Kitchen sink with dual waterfall feature \$15,000 Luxury Vinyl Plank Flooring \$20,000 New Carpet 2023 \$5000 New Floor Tile \$3000 Fireplace Stone / Island Stone Onsite Built in Closet organizers All bathrooms updated The list goes on! As mentioned above, this fully finished home has TWO HEATED garages so, parking will never be a problem. Your second (21x14) detached garage located in your laned, private, fenced in yard which also includes your beautiful, refinished deck complete with dual gas hook ups for firepit and BBQ, privacy louvres and new aluminum railing. This yard is complete with grass and a graveled dog run if needed. This fully finished, move in ready home truly is the find of the year, don't miss out!