



GRASSROOTS
REALTY GROUP

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284 Copperfield Heights SE
Calgary, Alberta

MLS # A2277699



\$535,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,348 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Private, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

This is one of those homes that simply feels right. Thoughtfully laid out with 1,348 sq ft above grade, this welcoming space offers three bedrooms and a full bath upstairs, plus a fully finished basement with an additional bedroom and full bathroom, perfect for guests, teens, or a quiet work-from-home retreat. The heart of the home is the open-concept main floor, filled with natural light and an easy, grounded flow from living room to kitchen. Cozy evenings by the fireplace, slow mornings with coffee at the breakfast bar, and everyday moments that just feel calm and connected. From the kitchen sink, you can look out and watch your kids play, because this home backs onto a park, offering rare privacy and a peaceful green backdrop. The southwest-facing backyard is bathed in afternoon and evening sun, creating an outdoor space that feels open, expansive, and deeply restful. With no neighbours behind, this home invites space to breathe, room to grow, and a sense of alignment that's hard to put into words, but easy to feel. This is a home that has been loved, lived in, and cared for with intention. It's ready for the next family who walks in and just knows, this is the one.