



**GRASSROOTS**  
REALTY GROUP

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**201 Copperstone Terrace SE**  
**Calgary, Alberta**

**MLS # A2277965**



**\$534,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully renovated single-family detached home located in the vibrant community of Copperfield SE. This quality-built residence offers 3 bedrooms and 2.5 bathrooms and is loaded with upgrades throughout. Enjoy relaxing on the spacious front porch before stepping into a bright and inviting living room featuring a large window that fills the space with natural light. The chef-inspired kitchen boasts elegant quartz countertops, a large center island, and a convenient corner pantry—perfect for entertaining and everyday living. Upstairs, the spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The unfinished basement offers excellent potential for future development and includes two windows for added light. Step outside to a private, fully fenced backyard with a large deck, ideal for outdoor enjoyment. The property also features a double detached garage. The home is vacant and available for quick possession. Conveniently located with easy access to Stoney Trail and Deerfoot Trail, and close to shopping, restaurants, and other amenities. Don't miss this incredible opportunity—watch the 3D tour and book your showing today!