



**GRASSROOTS**  
REALTY GROUP

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**19 Copperfield Crescent SE**  
**Calgary, Alberta**

**MLS # A2286664**



**\$714,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,876 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>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<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>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	Storage Shed		

Occasionally a property comes along that has that truly perfect location&hellip;this is the one! Located on a quiet family-friendly street backing onto an expansive green space, wetlands park & miles of pathways to enjoy strolls through nature! Walk to local schools, parks, convenience shopping & major transit lines. Inside you will discover an excellent open floorplan perfect for the growing family. Loads of kitchen cabinets & large island with breakfast bar. Open to the dining & living rooms, perfect for entertainment & family togetherness. Hardwood flooring & a cozy gas fireplace add to the enjoyment of the living room. Upstairs hosts an enormous bonus room with rich, gleaming hardwood floors. A spacious Primary bedroom with walk-in closet and beautiful ensuite create the perfect place to enjoy as a couple while taking in the picturesque views of the greenspace behind. 2 large bedrooms one with a walk-in closet, laundry & a full bath complete the upper floor. The walk-out basement is fully finished adding a spacious Rec-room, 4th bedroom, full bathroom and lots of storage space. Perfect space for a movie night! The basement floor has roughed in hot water heat. The owners have taken very special care of this home along with numerous updates including; permanent Holiday lighting 2025. Fresh paint 2025. New carpet in 2022. New siding and shingles in 2021. New washer & dryer in 2018, dishwasher in 2019, stove in 2021, fridge in 2022 microwave hood-fan in 2023. Bathrooms have updated low flush toilets & faucets. Updated light fixtures throughout. The garage has room to pamper your cars & features built in storage cabinets all included!