



**327 Copperstone Grove SE  
Calgary, Alberta**

**MLS # A2287520**



**\$525,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This well-maintained 3 bedroom, 3 bathroom two-storey home offers a bright, open layout designed for everyday living. The living room is filled with natural light and provides a comfortable space for both relaxing and entertaining. The kitchen features stainless steel appliances, upgraded LED lighting and connects seamlessly with the main living areas. Wide-plank LVP flooring and fresh paint throughout add a modern, cohesive look. Significant exterior updates were completed in 2020, including a new roof and gutters. The basement includes a finished recreation room with a flexible layout, offering the potential to add a fourth bedroom and an additional bathroom. A large utility and storage room with laundry completes the lower level. Situated directly across from a park, the home enjoys open views and convenient access to green space. Close to highly regarded schools, amenities and pathway systems, this move-in-ready property offers both comfort and long-term potential in a sought-after location.