



**67 Copperfield Rise SE  
Calgary, Alberta**

**MLS # A2290984**



**\$499,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Stall		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<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, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** TV Mounts (2) in Living room and Master Bedroom, Vacu-Flo system (As Is, never used), Storage Shed, Playground Set, firepit, Firewood Box

Situated on a large corner lot with sunny south and west exposure, this detached home offers incredible value. Priced below other detached homes in the district, this is the perfect opportunity for a small family starting out, a first-time buyer, or someone ready to upgrade from a townhouse or condo to enjoy more space and freedom. Inside, the open-concept main floor is designed for everyday living and easy entertaining, featuring a fireplace in the living room, and a bright kitchen with a central island, breakfast bar, stainless steel appliances including a brand new stove, and a sink set beneath a window overlooking the backyard. The dining area is especially inviting, wrapped in windows on three sides with warm south-facing sunlight pouring inside. Upstairs offers three bedrooms, including a spacious primary with a walk-in closet and private ensuite, plus a second full bathroom. The undeveloped lower level provides a blank canvas to customize as your needs grow. Outside, the fully fenced south backyard is ready for summer BBQs on the deck, evenings around the fire pit, kids climbing on the swing set and pets roaming freely in the sunshine. Mature trees and a garden shed add privacy and function and there is more than enough space to build a future triple garage, a garden, or expanded outdoor living space. With recently updated siding, the curb appeal is fresh and modern, and the corner lot position offers extra privacy, abundant sunlight, and the added bonus of no sidewalk along that side, meaning less snow shovelling in the winter months. Located in the heart of Copperfield, close to schools, shopping, playgrounds, pathways and ponds, with easy access to Stoney and Deerfoot Trails, this home delivers lifestyle, flexibility, and smart value all in one.