



**3303 Copithorne Road NW
Calgary, Alberta**

MLS # A2298135



\$999,900

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,800 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Level, No Back Lane,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Wet Bar		

Inclusions: TV Wall Mounts but not the TVs; A/C unit installed approx. 2021. Seller believes electricity was not connected. It has never been used so is sold AS-IS.

Live life on the park! Beautifully situated on a quiet cul-de-sac on an oversized corner lot, this huge bungalow sides onto Confederation Park and backs onto treed green space where you will enjoy watching the seasons change throughout the year. This impressive 3-bedroom + den, 3-bathroom home has been pleasingly updated over the years and includes 1800 SF on the main level and 1500 SF developed below. The welcoming front foyer leads to a large and bright living room with views of downtown and the adjacent park through triple pane windows. Updated hardwood floors and knockdown ceilings continue through a formal dining room and into the kitchen that includes stainless steel appliances with an induction cooktop and built-in wall oven. The kitchen is open to the family room with corner wood burning fireplace and more views of the park. Double French doors lead to the huge deck with spindle railing and a convenient staircase down to a patio with gas line installed to the firepit in the private backyard. Back inside, a hallway leads to 3-good sized bedrooms on the main level all with hardwood flooring. The primary bedroom includes a walk-in closet and a renovated 3-piece ensuite with heated floor. The custom tiled shower with body sprayers and rain shower is fantastic and already plumbed to easily convert to a steam shower. Bedrooms 2 & 3 are adjacent to an updated 4-piece bathroom with quartz countertop, double sinks, a jetted tub and heated tile floor. Downstairs you will love the integrated floor to ceiling mirror that greets you at the bottom of the spindled stairwell. Newer vinyl plank flooring seamlessly runs throughout the amazing recreation room(s), bonus room, office and hallway. Appreciate the architectural details built into the basement that include custom wood and brick design work, coffered ceilings, unique lighting fixtures,

café; saloon doors, built-in wet bar and a brick feature wall that includes a gas fireplace with electric thermostat. A huge bonus room once functioned as a downstairs kitchen. An updated 4-piece bathroom with custom walk-in shower is adjacent to a home office or flex room. The laundry room includes a wash basin and new subway tile backsplash below the storage cupboards. A must see unique cold storage room, and utility closet complete the lower level. Other updates include main level light fixtures, 2 high efficiency furnaces (1 brand new in 2026), hot water tank in Nov 2024, and custom stone patios at the front and back. An attached heated double garage along with a driveway with parking for 4 additional vehicles complete the entire package! Steps to Confederation Park golf course and close to every level of school from kindergarten to grade 12 and the U of C. Do not wait to view this fabulous home and location as this is a once in a generation opportunity. Enjoy the link to the 360-degree tour!