



**278 Copperstone Circle SE  
Calgary, Alberta**

**MLS # A2302893**



**\$500,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Are you looking for a modern home with natural light, a garage, and space to work from home? Welcome to 278 Copperstone Circle SE, a beautifully designed loft-style home offering 1,258 sq ft above grade in one of Calgary's most desirable southeast communities, Copperfield. Known for its parks, schools, and connected pathways, this location continues to attract buyers searching for lifestyle, convenience, and long-term value. This home stands out immediately with its rare two-storey south-facing windows that flood the main living area with natural light. It's the kind of bright, open space that is rare to find in this price range. The open-concept main floor blends style and functionality with birch hardwood floors and ceramic tile, creating a seamless flow between living, dining, and kitchen spaces. The kitchen is modern and thoughtfully designed, featuring gloss white cabinetry, glass upper cabinets, and a striking tiled backsplash. Upgraded stainless steel appliances include a sleek hood fan, built-in microwave, and a Bosch dishwasher. Whether you're hosting or just enjoying everyday living, this space delivers. Upstairs, the layout continues to impress with two spacious bedrooms and a versatile loft area that's perfect for a home office, reading nook, or flex space. The bathroom is filled with natural light from two windows and features both a soaker tub and a stand-up shower, offering the functionality today's buyers expect. A convenient main floor half-bath adds everyday practicality. This home is move-in ready with central air conditioning for year-round comfort. The unfinished basement provides future development potential, allowing buyers to add value and customize the space to their needs. Outside, the backyard offers a private deck and access to a double detached garage. A huge bonus

in this price range. The front yard adds charm with mature trees and curb appeal. Location is a major highlight. You are just steps from parks, tennis courts, playgrounds, an outdoor rink, and scenic walking pathways. Families love the proximity to schools, and commuters benefit from quick access to Stoney Trail, making it easy to get anywhere in the city. Homes like this combining natural light, modern design, and a double garage, are in high demand and don't last long.