



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**24 Copperstone Place SE**  
**Calgary, Alberta**

**MLS # A2124741**



**\$689,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, See Remarks		

**Inclusions:** None

2-storey House 3 BEDROOM, BONUS ROOM AND 2.5 BATH comes in one of the best community Copperfield, GOOD FOR INVESTERS CURRENTLY RENTED FOR \$2500/Month + utilities, Good Tenant living from more than 5 years and want to satay. Located close to SCHOOL, PLAYGROUND, SHOPPING, Community center and Skating rink. Main floor offers large Living-room with Gas fireplace, Dinning Room, Open concept kitchen with stainless steel appliances, Half bath and back door leads to deck. Upper floor has spacious master Bedroom with 4-piece Bath and additional 2 good size bedrooms with 4-pc common full bath and large Bonus Room. Basement is unfinished awaits your personal touches, offering potential for customization to suit your needs and preferences. Fully fenced and landscaped. Double Attached Garage + Paved Back lane. Easy access to major Highway and Stoney trail. Don't miss this home, book a showing today!