



GRASSROOTS
REALTY GROUP

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339 Copperfield Grove SE
Calgary, Alberta

MLS # A2201885



\$529,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters		

Inclusions: deep freezer in basement, grow light in kitchen, planters in yard

This lovely 2 storey home has so much to offer, located on a quiet street just steps from a playground and park! Enjoy peace of mind with a new roof (2020), and a new hot water tank (2023) as well as several updates throughout the home! The front yard features a beautiful blossoming tree that adds to its great curb appeal. Inside, the main floor has a bright, open layout with lots of natural light pouring in through large windows. The kitchen is spacious and functional, with plenty of counter space, white cabinetry, stainless steel appliances, an island, a pantry, a utility closet for extra storage and a convenient computer nook with overhead cabinets, perfect for a home office or study area. Upstairs, you'll find three bedrooms, including the large primary with large closets and a cheater door that leads to a 4 piece bathroom with jetted tub. The basement is roomy, with a laundry area and plenty of space left to customize however you like. The backyard is a great spot for relaxing or entertaining, featuring a large patio, beautiful flower beds, and a fully fenced yard with access to the double detached garage! This home offers great value in a fantastic location. Close to schools, shopping, walking paths, playgrounds and all major roadways. Don't miss out!