



GRASSROOTS
REALTY GROUP

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12 Copperstone Cove SE
Calgary, Alberta

MLS # A2211332



\$439,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,744 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: NA

3 Beds | 2.5 Bath | Walkout Basement | Garage | Backs onto Greenspace, Pond & Tennis Courts! This beautiful 3 bedroom with 2.5 bathrooms home is tucked into a peaceful setting with scenic views, direct access to walking trails & unbeatable access to amenities. Move-in ready & full of versatility. MORE REASONS YOU'LL LOVE THIS HOME: • Backs onto the serene wildflower POND, TENNIS COURTS & PARK - the ultimate peaceful backdrop for relaxing evenings or watching the kids play from the balcony • Direct access to a WALKING TRAIL around the WATER - nature is literally at your doorstep • Spacious open-concept main floor with living/dining space & cozy FLEX area off the kitchen with UPGRADED newer STAINLESS appliances • Two extra-large bedrooms upstairs. Primary with large walk-in closet & 4-piece ensuite bathroom • Another full 4-piece family bath + upper-level laundry room — super practical & convenient layout • FULLY FINISHED WALKOUT basement - ideal for a home office, guest or third bedroom, or an additional living area • Single attached GARAGE + extended driveway. Visitor & street parking steps away LOCATION PERKS: • Steps to parks, school, skating rink & community centre • Mins to Copperfield & McKenzie Towne amenities, plus High Street shopping & dining • Short drive to 130th Ave shopping, Seton & South Health Campus • Quick access to Deerfoot, Stoney Trail & 22X ** Be sure to check out the 3D Tour!