

**260 Copperstone Gardens SE
Calgary, Alberta**

MLS # A2180639



\$629,700

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stunning CORNER LOT HOME, full of NATURE LIGHT and FRESH AIR, ideally situated near a lovely pond and playground. This fully renovated 4-bedroom, 3.5-bath property boasts an inviting OPEN FLOOR PLAN accentuated by 9-foot ceilings on the main level. Upon entering, you are greeted by a front den, featuring elegant French glass doors, perfect for a home office. The thoughtfully designed kitchen is a chef's dream, equipped with an island that seats four, stainless-steel appliances, and abundant cabinetry. Adjacent to the kitchen, the SPACIOUS DINING AREA comfortably accommodates an oversized table while the cozy living room, complete with a gas fireplace, offers a warm retreat. Large windows throughout ensure an ABUNDANCE OF NATURAL LIGHT, and a conveniently located half bath rounds off the main floor. The upper floor features a master bedroom complete with a luxurious 3-piece ensuite and a large walk-in closet. In addition, there are two generously sized bedrooms that share a well-appointed 4-piece main bathroom, which includes both a soaker tub and a standing shower. The convenience of an upper-level laundry room adds to the overall functionality of the space. Moving to the lower level, you'll find the fourth bedroom with its own 3-piece ensuite. The expansive family room offers versatile space for various activities, contributing to the home's impressive total of over 2,300 sq/ft of living area. Outside, the backyard boasts a spacious deck, a concrete patio, and plenty of green space, complemented by a DOUBLE GARAGE featuring custom adjustable shelving and additional parking beside the home for extra convenience. This beautifully upgraded home, boasting OVER \$50,000 IN RENOVATIONS in 2023, is a true gem. With NEW PAINT, NEW FLOORING, PLUSH CARPETING, MODERN TOILETS,

STYLISH COUNTERTOPS, NEW HIGH-END BLINDS and more. The property also features newer appliances, a recently updated roof, replaced windows, and the comfort of CENTRAL AIR CONDITIONING, along with a VACUFLO system for easy cleaning and an additional storage shed for convenience. Located in the highly desirable Copperfield community, this home is nestled in a quiet, kid-friendly neighborhood, just a short stroll away from the playground and serene pond. Residents benefit from nearby schools, shopping options, parks, and extensive walking paths, making it an ideal place for families to thrive.