

**46 Copperfield Terrace SE**  
**Calgary, Alberta**

**MLS # A2185354**



**\$569,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot, Gazebo, Front Yard, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Storage		

**Inclusions:** Garage opener

Discover this exquisite 4-bedroom, 3.5-bathroom home, where timeless elegance meets contemporary convenience. Situated in a highly desirable neighborhood WALKING distance to St. Isabella K-9 school, Copperfield Elementary K-4, this property offers a plenty of room for both relaxation and entertaining. As you enter, you are welcomed with the SUNNY Living room, which leads to a WELL PLANNED Kitchen with Breakfast Bar, extended Counter top, and Spacious 6 seating DINING area. Upstairs consists of MASTER bedroom with ENSUITE and two good sized SECONDARY bedrooms with CLOSETS, with a FULL BATHROOM situated next to them. Basement has FULL Bathroom, Bedroom and Family room, it can be easily made into SUITE (with the City Permit and approval) with side entrance and kitchenette addition. Additional features include: Culligan Water Filtration (Paid off), New Hot Water Tank - April 2023, New Dishwasher (2 mths old), New Washer - 2024, New Refrigerator - 2021 with extended warranty, Gazebo on deck, Roof - 2020. RPS Air Purification system can be bought, otherwise sellers take it along. Conveniently located near South Campus Hospital (8 mins) Schools, Parks, Restaurants, Cafes, Shopping, Stoney Trail, and recreational amenities, this home offers everything your family needs and more. Don't miss the chance to make this stunning property your home—schedule a viewing today!