

**339 Copperfield Grove SE**  
**Calgary, Alberta**

**MLS # A2201885**



**\$529,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!