

260 Copperstone Gardens SE  
Calgary, Alberta

MLS # A2180639



**\$629,700**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.