

194 Copperfield Heights SE  
Calgary, Alberta

MLS # A2203363



**\$634,500**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<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>	Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 194 Copperfield Heights SE! This charming 2-storey home is nestled on a quiet, family-friendly street in the heart of Copperfield and backing onto a beautiful public park. Featuring 3 bedrooms and 3.5 bathrooms, this property is perfect for first-time homebuyers, growing families, or investors. Step inside to an inviting open-concept layout with bright windows that fill the space with natural light. The kitchen offers ample cabinetry, a convenient island, and a pantry for extra storage. The cozy living room with a corner gas fireplace is ideal for relaxation, while the dining area leads to a spacious deck-perfect for outdoor gatherings. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a private 4-piece ensuite, along with two additional bedrooms and a full bathroom. The finished basement expands your living space with a large recreation room, a 4-piece bathroom, and a utility room - perfect for a home gym, office, or additional storage. Outside, you'll appreciate the detached double garage, providing ample parking and extra storage space. Enjoy summer evenings in the landscaped backyard, complete with a deck and space for gardening or play. Located minutes from parks, schools, shopping, and easy access to major routes, this home balances convenience and community living. Don't miss the opportunity to make this lovely home your own!