

46 Copperfield Common SE Calgary, Alberta

MLS # A2232326

\$648,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: None

Backing into a PARK! Just steps from a K–9 school, this property is perfect for a growing family. Inside, the well-designed layout flows seamlessly, striking the ideal balance between spaciousness and coziness. The open kitchen is equipped with ample cabinetry, quality appliances, a convenient breakfast counter, and a bright dining area with access to a large, inviting deck—perfect for outdoor entertaining. The spacious family room features a cozy fireplace and large windows that fill the space with natural light. A convenient 2-piece bathroom and a separate laundry room add to the functionality of the main floor. Upstairs, you’ll find a generously sized primary bedroom complete with a walk-in closet and a 4-piece ensuite with a jetted tub. Two additional well-appointed bedrooms, a bonus room, another 4-piece bathroom, and a second laundry room provide plenty of space for the whole family. Recent upgrades include brand new vinyl flooring upstairs, NEW roof (2021), NEW fridge (2023), NEW microwave hood fan (2023), and NEW washer/dryer (2022). The full, unfinished basement offers a blank canvas for your personal touch. The fenced backyard with deck is perfect for enjoying warm summer nights. Ideally located, this home combines the charm of a family-friendly neighbourhood with the convenience of being close to schools, the South Health Campus, the largest YMCA, Stoney Trail, parks, and shopping. Book your private showing today!