

## 38 Copperfield Common SE Calgary, Alberta

**MLS # A2248775**


# \$700,000

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,061 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Grey Freezer in Garage, Storage in Garage, Pergola on Deck & Vacu-flo System (included as-is)

**\*\*OPEN HOUSE:** Saturday, August 16th from 11:00am-2:00pm. Perfectly positioned in the heart of Copperfield and backing onto a K-9 school field, with a playground and baseball diamond, watch your kids walk to school from the back deck with a coffee in hand! This thoughtfully designed 2-storey home offers a warm welcome from the moment you arrive. Step inside to a bright entryway with soaring ceilings and a functional layout, where a versatile den—ideal as a home office or reading nook—leads into the open-concept main living space. Large windows frame lush green views in the inviting living room, where a gas fireplace adds a cozy ambiance. The adjoining dining area is perfect for both intimate meals and larger gatherings, seamlessly connecting to the stylish kitchen, renovated in 2022 with all new counters with breakfast bar, two-tone cabinetry and new stainless steel appliances. A butler's pantry adds valuable storage for all your culinary creations, while a 2-piece powder room and laundry room complete the functionality of the main floor. Don't miss the voice activated colour-changing smart lights in the kitchen and basement. Upstairs, a bonus room/den room offers endless possibilities—play space, or creative retreat for hobbies. The primary suite impresses with a walk-in closet and private ensuite featuring a soaker tub, separate shower, and water closet. Three additional bedrooms are generously sized and share a full bath. The lower level offers a large rec room and den—a flexible space for a gym, recreation area, or hobby room—as well as plenty of room for storage. Keep the basement layout as-is, or recreate your dream basement with 2 egress windows in the rec room adding the option of additional bedroom(s). Outdoors, the fully fenced backyard is a private retreat, perfect for morning coffee on the

deck, summer barbecues, or relaxed evenings with no rear neighbours and direct access to the green space. The siding and roof were replaced in 2019. Living in Copperfield means enjoying a vibrant, family-friendly community with scenic walking trails, parks, playgrounds, schools, and easy access to shopping, dining, and transit. Blending everyday comfort with a touch of elegance in a coveted location, this home is perfectly suited for those who value both lifestyle and a strong connection to nature.