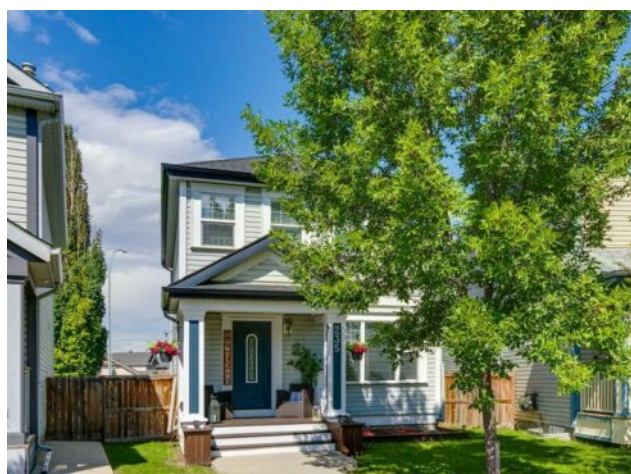


## 235 Copperfield Heights SE Calgary, Alberta

MLS # A2249768



# \$584,900

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Fridge (basement), Dryer (basement), Electric Fireplaces x2, TV Mounts,

Massive PIE LOT & Separate Entrance for small business or potential rental! This well-kept home shows true pride of ownership and offers a fantastic opportunity for first-time buyers or growing families. The property features numerous upgrades, including fresh paint, new flooring, updated cupboards and countertops, and a stunning fireplace feature. Step inside to an open-concept main floor with a welcoming family room highlighted by a beautiful stone fireplace. Adjacent is the bright dining area, perfect for entertaining, and a stylish kitchen complete with a center island and breakfast bar, warm cabinetry, stainless steel appliances, and a window over the sink for plenty of natural light. Upstairs, the primary suite includes a walk-in closet with convenient laundry access. The spa-inspired bathroom boasts a large soaker tub, dual sinks, and an oversized walk-in shower. Two additional generously sized bedrooms complete the upper level. The basement offers incredible flexibility for larger families, in-laws, a small business or teenagers seeking their own space. It includes a large family room with an electric fireplace, a 4-piece bathroom, separate laundry, and a second kitchenette - all within an illegal suite. Outside, enjoy the huge backyard oasis on this massive pie lot, complete with a double detached garage and alley access. This home is ideally situated on a quiet street, close to parks, schools, and shopping. Don't miss this rare opportunity to own a beautifully maintained property with endless possibilities!