

**266 Copperfield Mews SE  
Calgary, Alberta**

**MLS # A2261798**



**\$650,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<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>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Included: 2 bar stools, upright freezer in basement, alarm system with all cameras, 3 storage sheds, all built in speakers, 3 TV's (basement, gazebo and garage), garage cabinets. **NEGOTIABLE:** Upper bedroom daybed, lawn tractor, BBQ, patio furniture

**HEATED GARAGE WITH BUILT-IN CABINETS | WEST-FACING PIE LOT WITH ALLEY ACCESS | 3-SEASON GAZEBO & HUGE DECK | BONUS ROOM WITH FRENCH DOORS | IMMACULATE ORIGINAL OWNER HOME** Located on a quiet cul-de-sac and sitting on a rare west-facing pie lot with alley access, this immaculate original-owner home has been lovingly maintained and thoughtfully upgraded. With nearly 1,768 sq ft above grade plus a fully finished basement, it offers incredible flexibility for families, hobbyists, and multi-generational living. The main level includes a welcoming front foyer, upgraded paint and flooring, maple cabinetry and handrails, and a sunlit kitchen and dining area that opens to the oversized composite deck with aluminum rails and a hard-top enclosed 3-season gazebo—ideal for outdoor comfort nearly year-round, complete with its own heater. Upstairs you’ll find three bedrooms, including a spacious primary suite with a walk-in closet, corner soaker tub, and separate shower, along with a large bonus room at the front of the home featuring a gas fireplace and double French doors—making it easy to close off for quiet movie nights or a home office. From the upper level, enjoy mountain views to the west. The finished basement adds even more living space with a fourth bedroom, 3-piece bathroom, and rec room with a second gas fireplace. Outside, the fully landscaped backyard with underground sprinklers is flat, private, and meticulously cared for, with room to play, garden, or expand. There’s a poured concrete sidewalk in the side yard from front to back, three storage sheds, a 12’x40’ RV pad, and space to build a future garage or workshop (with permit approval). The heated double garage includes built-in cabinets for storage and workspace, and the home received new shingles and vinyl

siding in 2021. This is one of those homes that just feels special&mdash;warm, welcoming, and full of pride of ownership. You may see a virtual tour of this home by clicking the 3D tour icon.