



THE
A-TEAM

**RE/MAX
FIRST**

362 COPPERFIELD Grove, Calgary T2Z 4L8

MLS®#: **A2154191** Area: **Copperfield** Listing Date: **07/31/24** List Price: **\$568,000**
 Status: **Active** County: **Calgary** Change: **-\$12k, 15-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2003** Abv Sqft: **1,307**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,999 sqft** Ttl Sqft: **1,307**
 Lot Shape:

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Pie Shaped Lot**
 Park Feat: **Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`7" x 8`11"	Dining Room	Main	10`8" x 9`10"
Living Room	Main	14`10" x 13`8"	2pc Bathroom	Main	6`4" x 2`8"
Bedroom - Primary	Upper	10`10" x 18`9"	4pc Bathroom	Upper	9`5" x 5`8"
Bedroom	Upper	9`8" x 9`5"	Bedroom	Upper	8`3" x 8`10"
Game Room	Basement	14`3" x 12`2"	Furnace/Utility Room	Basement	10`3" x 19`10"
3pc Bathroom	Basement	7`0" x 7`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311447

Zoning:
R-1N

Remarks

Pub Rmks:

Open House August 3, Saturday 1:00-3:00pm. Welcome to this beautiful 3-Bedroom, 2-Story Home in Copperfield with huge back yard! This charming home boasts a wonderful front covered porch, located in a peaceful cul-de-sac. A short walk from two nearby schools and a park at the end of the street, this home is nestled in a community filled with children and wonderful neighbors, making it the PERFECT location! Main Level: Recently upgraded with stainless steel appliances, LED lighting, and BEAUTIFUL laminate flooring that complements the white cabinetry in the kitchen. The main level also features a cozy living area with a gas fireplace wrapped in custom stone and a built-in computer nook. Upper Level: Oversized master bedroom with his and her closets, a Jack and Jill bathroom, two additional bedrooms, and a large linen closet. Basement: Developed space with newer laminate flooring, LED lighting, a full bathroom with a stand-up shower, and a LARGE storage area/laundry room. Backyard: A HUGE west-facing backyard with potential for a wonderful garden, complete with a large shed, stone fire pit, and a dog run off the good-sized back deck. Parking: Ample parking space in the back, large enough for an RV or trailer. Roof and siding (2021) new paint (2024). Don't miss your chance to own this beautiful home in a growing community. Contact us today to schedule a viewing and make this dream home yours!

Inclusions:
Property Listed By:

N/A
TrustPro Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123