

24 COPPERSTONE Place, Calgary T2Z 0G5

MLS®#: **A2162318** Area: **Copperfield** Listing Date: **09/19/24** List Price: **\$635,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 05-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,047 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,851**
 Low Sqft:
 Ttl Sqft: **1,851**

DOM

62
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,Open Floorplan,Pantry,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`3" x 13`0"
Pantry	Main	7`6" x 4`0"
Foyer	Main	6`3" x 5`4"
2pc Bathroom	Main	4`10" x 4`8"
Bedroom - Primary	Second	14`7" x 13`6"
Bedroom	Second	11`2" x 9`0"
Laundry	Second	6`5" x 6`4"

Room	Level	Dimensions
Kitchen	Main	13`0" x 8`6"
Dining Room	Main	11`11" x 7`11"
Mud Room	Main	7`11" x 3`7"
Bonus Room	Second	18`11" x 12`5"
4pc Ensuite bath	Second	9`11" x 9`2"
Bedroom	Second	10`0" x 8`11"
4pc Bathroom	Second	9`3" x 6`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0612801

Remarks

Pub Rmks: **Welcome to the best value Copperfield has to offer! This two-story detached home is perfect for investors or families seeking plenty of space and exceptional value. Upon entering the home, you'll immediately notice the bright, open-concept layout, filled with natural light. The kitchen boasts stainless steel appliances and bar-height seating, ideal for both everyday meals and entertaining. A convenient walk-through pantry near the garage entrance makes unloading groceries a breeze. The dining room opens to a patio and deck, perfect for hosting indoor-outdoor gatherings and barbecues during the summer months. The spacious living room features a cozy gas fireplace, while a 2-piece powder room on the main floor adds convenience. Upstairs, a large bonus room offers a great space for family activities and time to unwind. The generous primary bedroom, with room for a king-sized bed, comes with its own 4-piece ensuite, complete with relaxing soaker tub. A designated laundry room is also conveniently located on the upper level, along with two additional bedrooms and a second full 4-piece bathroom. Additional highlights include a 2-car attached garage, a spacious fenced backyard, and recent updates including newer garage door, roof, siding, and front windows (2021). Located within walking distance to public transit and just minutes from Deerfoot and Stoney Trail, this home is close to shopping, restaurants, and a variety of amenities. Schedule a showing with your favorite realtor today!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









