



THE A-TEAM

RE/MAX FIRST

14 COPPERSTONE Circle, Calgary T2Z 0E7

MLS#: A2181242 Area: Copperfield Listing Date: 11/27/24 List Price: \$569,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2006
Finished Floor Area: 1,361
Lot Sz Ar: 3,035 sqft
Ttl Sqft: 1,361

DOM

24
Layout
Beds: 4 (3 1)
Baths: 2.5 (2 1)
Style: 2 Storey

Access:
Lot Feat: Back Yard, Landscaped, Rectangular Lot
Park Feat: Double Garage Detached, Oversized

Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Int Feat: Kitchen Island, Laminate Counters, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 4pc Bathroom, Game Room, Kitchen, Bedroom - Primary, and Laundry with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0612801**

Remarks

Pub Rmks: **Welcome to 14 Copperstone Circle SE, an appealing 4-bedroom, 2 and a half bath home located in the heart of Copperfield, one of Calgary's most desirable communities. This well-maintained property combines comfort, location, and a great community feel, making it an excellent choice for families, or anyone seeking a welcoming community environment. Upon entering, you'll find a large entry-way that leads to a thoughtfully designed open-concept main floor where the living room with gas fireplace, dining area, and kitchen flow seamlessly together. Large windows fill the space with natural light, creating a warm and inviting atmosphere. The kitchen features modern appliances, a pantry, an eat-up bar, ample cabinetry, an island, and a practical layout, perfect for both everyday family use and entertaining. The upper floor includes 3 generously sized bedrooms, including a large primary bedroom with a walk-in closet, as well as a laundry room and a 4-piece bathroom. A fully finished basement extends the living space, complete with a large family room, an additional bedroom, and a 4-piece bathroom, making this space ideal for guests, a home office, or a recreation area. Outside, the oversized double detached garage provides ample space for vehicles and storage, and the deck provides ample space for entertaining or relaxing. Situated in the popular neighbourhood of Copperfield, this home is surrounded by family-friendly amenities. Copperfield School and St. Isabella Elementary Junior High School are nearby, offering excellent educational options. The community is known for its extensive parks, playgrounds, and walking trails, encouraging an active lifestyle. Additionally, a variety of shopping centres, restaurants, and recreational facilities are just a short drive away. Conveniently located near 52nd Street SE and Stoney Trail, Copperfield provides easy access to major transportation routes, ensuring smooth commutes throughout the city. This home is defined by its value, and offers an excellent opportunity to own a 4-bedroom, fully-finished home, and live in Calgary's SE.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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











**14 Copperstone Cir SE, Calgary, AB**

**Main Floor** Exterior Area 659.32 sq ft  
Interior Area 627.26 sq ft



PREPARED: 2024/06/02

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**14 Copperstone Cir SE, Calgary, AB**

**2nd Floor** Exterior Area 671.52 sq ft  
Interior Area 615.02 sq ft  
Excluded Area 7.19 sq ft

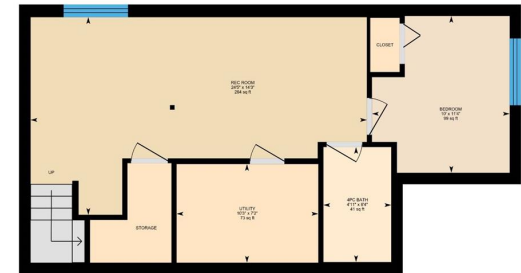


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**14 Copperstone Cir SE, Calgary, AB**

**Basement (Below Grade)** Exterior Area 657.00 sq ft  
Interior Area 591.13 sq ft

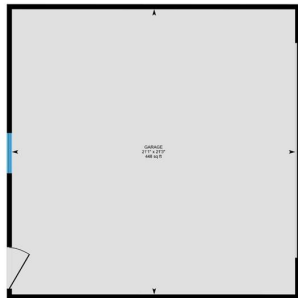


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**14 Copperstone Cir SE, Calgary, AB**

**Detached Garage** Exterior Area 482.74 sq ft  
Interior Area 445.49 sq ft



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