

**106 Copperstone Close SE**  
**Calgary, Alberta**

**MLS # A2265170**



**\$708,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,121 sq.ft.                                                            | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Of |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views   |               |                   |

|                    |                                                                                                |                   |     |
|--------------------|------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, No Animal Home, See Remarks, Walk-In Closet(s) |                   |     |

**Inclusions:** Alarm System (no contract) Water Cooler (plug in) Shed,

IMMACULATE FAMILY HOME BACKING ONTO GREEN SPACE &mdash; STEPS TO PARK & K-5 SCHOOL! Open house Sunday October 19th 12-2pm Perfectly suited for families, this beautifully maintained, move-in ready home is located on a quiet street just steps from a park and K-5 school &mdash; making school runs and outdoor play a breeze. Backing directly onto serene green space, enjoy unmatched privacy and stunning southwest-facing yard views. Inside, the main floor boasts soaring 9-foot ceilings and a versatile bedroom or office &mdash; ideal for working from home or accommodating guests. Upstairs, you&rsquo;l find three spacious bedrooms plus a massive bonus room perfect for a playroom, media room, or home gym. Car enthusiasts and hobbyists will love the oversized 23-foot-wide garage featuring a built-in workbench and fantastic mezzanine storage &mdash; plenty of room for vehicles, motorcycles, and all your gear. Step outside to a low-maintenance composite deck with aluminum railings, a beautifully landscaped yard, and a cozy firepit &mdash; perfect for family gatherings or relaxing evenings. A private gate offers direct access to the expansive green space behind. The unfinished basement is a blank canvas, ready for your personal finishing touches to add future living space and value. Additional highlights include central air conditioning, central vacuum, and an easy-care exterior designed for years of worry-free enjoyment. This home offers a rare combination of space, location, and low maintenance &mdash; all at an exceptional price point. Don&rsquo;t miss your chance! Schedule your private tour today and experience everything this remarkable home has to offer.