

# \$599,900 - 173 Copperfield Gardens Se, Calgary

MLS® #A2209714

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,402 sqft

Residential on 0.08 Acres

Copperfield, Calgary, Alberta

Stunning Award-Winning Home in Copperfield, Calgary

Step into this immaculate two-storey gem, nestled in a quiet cul-de-sac in the heart of Copperfield, one of Calgary's most coveted neighborhoods. Boasting incredible curb appeal, the home is surrounded by mature trees, lush landscaping, and a charming country-style veranda – the perfect spot to enjoy your morning coffee.

Inside, you'll be captivated by the warmth and elegance of maple hardwood floors and cabinetry, sleek black appliances, and a functional island with a pantry, all complemented by stylish, inviting colors. The cozy gas fireplace with a classic mantel creates a perfect ambiance for relaxing evenings. The spacious primary suite offers a four-piece ensuite, adding a touch of luxury to your retreat.

This home is packed with upgrades! A newly built LEGAL BASEMENT SUITE features brand-new appliances, air conditioning, two Lennox furnaces (Nov 2024), a new hot water tank (Nov 2024), and a new roof with partial siding (2021). Upstairs, you'll also find a brand-new washer and dryer.

Step outside to your private fenced yard, complete with a large gravel parking pad for two vehicles, back alley access, a storage shed, and a cozy fire pit – ideal for hosting



gatherings under the stars. The professionally landscaped yard and spacious rear deck provide the perfect setting for barbecues and outdoor entertaining.

The LEGAL BASEMENT SUITE is a showstopper, offering a stylish new kitchen, a spacious family room, a generously sized bedroom with ample closet space, and a luxurious three-piece bathroom with a custom slate shower.

Prime Location: Enjoy the convenience of having 130th Avenue Shopping District and Seton Hospital just minutes away. This highly sought-after floor plan combines comfort, style, and functionality, making it the perfect place to call home. Donâ€™t miss out on this rare find in Copperfield!

Built in 2002

**Essential Information**

MLS® #	A2209714
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,402
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	173 Copperfield Gardens Se
Subdivision	Copperfield

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4C2

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	8
Zoning	R-G

### **Listing Details**

Listing Office	Executive Real Estate Services
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