

**26 Copperfield Common SE**  
**Calgary, Alberta**

**MLS # A2286222**



**\$664,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,035 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Interior Lot, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Refrigerator in Garage, lawn decor: flower bed and bath tub, work bench in the garage

Imagine school mornings without ever starting the car. Backing directly onto the K&ndash;9 school in Copperfield, this stylish 2,000+ sq. ft. home offers unbeatable convenience for growing families. Sophisticated and edgy in its design, this home stands out with dramatic paint tones and large polished concrete tiles that deliver durability, functionality, and undeniable character. While the open-concept main floor is designed for everyday living and connection. At the heart of the home, the modern kitchen features upgraded stainless steel appliances, a large island with eating ledge, and a customized walk-in corner pantry. Sliding glass doors open to a private, low-maintenance backyard, and the kitchen window offers direct views of the schoolyard&mdash;providing both peace of mind and a sense of extended outdoor space. The cozy living room includes a gas fireplace, central A/C, and a built-in speaker system that can be enjoyed throughout the home and into the backyard. A combined laundry and mudroom off the garage adds practical storage, while the garage itself is ready for your future enjoyment with finished d&eacute;cor, efficient storage solutions, and space for a fridge and work bench. Upstairs, an extra-wide staircase with expansive windows leads to a bright bonus room with vaulted ceilings. The spacious primary suite accommodates a king bed and features a spa-inspired ensuite with dual sinks, soaker tub, stand-up shower, and walk-in closet. Two additional bedrooms are located across the bonus room just steps from the main bath. The undeveloped basement provides excellent future potential for customization and is currently enjoyed as additional recreation space and efficient storage. Lovingly maintained with attention to every detail, this move-in-ready home is fully equipped for comfort, functionality, and peace of mind for years

to come. Recent upgrades include: Daikin furnace 22&rsquo;; Rheem hot water tank 21&rsquo;; LG fridge 25&rsquo;; Frigidaire gas cook top 21&rsquo;; GE hood fan 21&rsquo;; GE dishwasher 16&rsquo;; Maytag washer/dryer- top load washer 20&rsquo;; Goodman A/C unit &lsquo;15, Panasonic microwave 25&rsquo;; Culligan water softener 18&rsquo;;, shingles/eaves troughs/downspouts 22&rsquo;;