

3324 Copithorne Road NW
Calgary, Alberta

MLS # A2341927



\$850,000

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Tucked away on a quiet cul-de-sac in the highly sought-after community of Collingwood, this bungalow offers an exceptional location close to schools, parks, pathways, recreation, and some of northwest Calgary's best amenities. Offering over 2,300 sq ft of developed living space, four bedrooms, 2.5 bathrooms, a double detached garage, and fantastic curb appeal, this home provides a functional layout with plenty of room for everyday living. Step inside to a spacious entryway and a bright main floor filled with natural light from large windows. Hardwood flooring extends through the living and dining areas and into the bedrooms, adding warmth and character throughout. The generous living room offers plenty of space to gather and relax, while the adjoining dining area comfortably accommodates a full-size table and is well suited for both casual meals and larger get-togethers. The kitchen features sleek white appliances, abundant cupboard and counter space, a window overlooking the backyard, and a breakfast nook for more casual dining. The primary bedroom includes a walk-in closet and private 2-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the main level. Downstairs, the fully developed basement adds considerable versatility with a large recreation room, fourth bedroom, and 3-piece bathroom. A separate flex room can easily accommodate a home gym, craft or hobby space, while the laundry room includes two sinks. There is also excellent storage with extensive built-in shelving. Outside, the backyard offers a large deck with plenty of room for outdoor dining and entertaining, lush green lawn, a garden area, and convenient alley access. The double detached garage was built in 1994, with its shingles and siding updated in 2010. Additional improvements include replacement windows completed in the early 2000s.

and a torch-on roof installed on the house in 2019 with a transferable warranty. The location puts schools, recreation, shopping, transit, and major routes within easy reach. St. Margaret School, St. Francis High School, and Collingwood School are all nearby, along with Confederation Park Golf Course and the extensive pathways, recreation areas, and green spaces of Confederation Park. Nose Hill Park, the Triwood Community Association, Calgary Winter Club, University of Calgary, SAIT, Foothills Medical Centre, and Alberta Children's Hospital are also just minutes away. Everyday shopping and dining are convenient at Brentwood Village, Market Mall, Northland, and University District. With easy access to 14 Street NW, John Laurie Boulevard, Crowchild Trail, nearby bus routes, and Brentwood LRT Station, getting around the city is straightforward, with downtown approximately 10 minutes away. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.