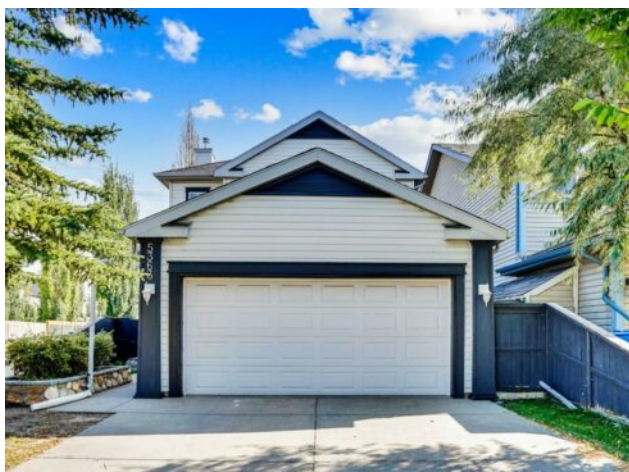


5363 Copperfield Gate SE
Calgary, Alberta

MLS # A2254979



\$499,999

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome home to 5363 Copperfield Gate. This beautifully maintained 2 bedroom plus bonus room home offers all the comfort and convenience of owning your own home—so why rent when you can buy? Enter through your attached double garage into an inviting open-concept main floor. The kitchen features warm honey oak cabinetry, a large island with a breakfast bar, a bi-door fridge with a water dispenser, and a corner pantry with ample storage. The main floor has been updated with all new vinyl plank flooring, the entire home has received a fresh coat of paint, has been fully cleaned, and is ready for you to move in. The spacious dining nook opens onto a customized deck overlooking a private, fully enclosed backyard—perfect for families with kids, relaxing, or entertaining. Upstairs, you’ll find a bright and versatile bonus room, two generously sized bedrooms, and the convenience of an upper-level laundry room. The recently developed basement includes a comfortable family room with a custom drop ceiling, wiring for surround sound, a 2-piece bathroom, and plenty of storage. It’s ready for your final touches of carpet and paint to make it your own. Located in the desirable community of Copperfield, this home is close to schools, shopping, the South Health Campus hospital, and offers quick access to both Stoney and Deerfoot Trail. Copperfield is well known for its family-friendly atmosphere, scenic parks, playgrounds, and pathway systems that make it easy to enjoy an active outdoor lifestyle.