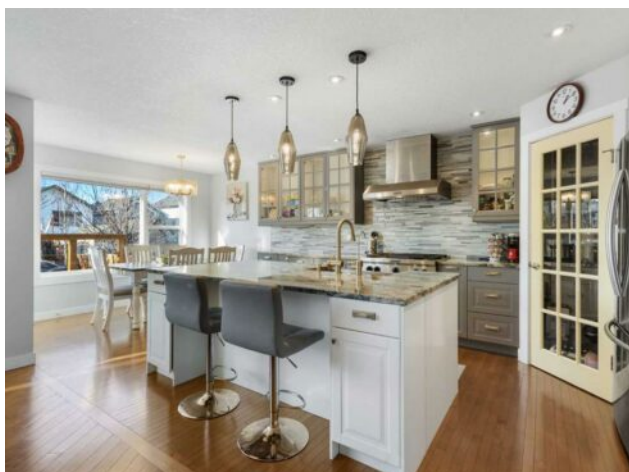


109 Copperfield Common SE Calgary, Alberta

MLS # A2281000

\$719,000



Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Walk-In Closet(s), Wet Bar		

Inclusions: Outdoor Pizza Oven

Welcome to an exceptional residence in the heart of Calgary's desirable Copperfield community — a home that skillfully blends chef-inspired design, thoughtful upgrades, and outstanding lifestyle features. Step into a kitchen that truly elevates everyday living. Featuring illuminated glass-front cabinetry that beautifully showcases your collection, this space reflects the passion of the previous owner — a professional chef — with premium appliances including a multi-burner gas cooktop and high-end range hood with warming lights. Elegant glass display storage continues into adjacent built-ins, seamlessly combining function with refined design. A brand-new 800 GPD remineralization RO system with UV sterilization (approx. \$1,000 value) paired with a whole-home water softener ensures pure, great-tasting water throughout the house — perfect for both everyday living and entertaining. The main level's inviting warmth is enhanced by a cozy gas fireplace, while upstairs you'll find a distinctive bonus entertainment space thoughtfully separated from the three bedrooms — ideal for media, games, or a creative retreat. Modern mechanicals offer confidence and comfort with a new air conditioner (2025), new hot water tank (2025), and recent humidifier (2024). Exterior upgrades were completed in 2020, including new siding, shingles, eaves troughs, downspouts, and garage door — ensuring both curb appeal and long-term durability. The expansive lower level is designed for serious recreation, featuring a built-in bar and integrated central speaker system — a perfect host for gatherings or movie nights. Step outside to discover low-maintenance artificial turf, a charming patio with brick accents and a wood shelter, and perhaps the standout feature: a professionally built stone pizza oven facing the

west yard, making outdoor living and dining unforgettable. Located in family-oriented Copperfield, this home benefits from proximity to quality schools and community amenities. Just minutes away are St. Isabella Elementary Junior High School and Copperfield School, both within a short walk, and Dr. Martha Cohen School is also nearby, offering options for public education close to home. This is more than a home — it's a lifestyle choice for those who value exceptional design, thoughtful upgrades, and spaces built for both everyday comfort and memorable moments.