



**GRASSROOTS**  
REALTY GROUP

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**15 Copperfield Point SE**  
**Calgary, Alberta**

**MLS # A2218541**



**\$660,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Separate/Exterior Entry, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Separate Entrance, Vinyl Windows		

<b>Inclusions:</b>	N/A
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Wonderful family home fully finished with separate entrance and walkout to backyard patio.. Sun lovers delight, with sunny south exposure. Three bedrooms up , total of 3 1/2 bathrooms. Large bonus room with 12ft vaulted ceiling. Plenty of windows that provide loads of sunshine and brightness. Full 4pce ensuite bathroom off spacious master and walk-in closet. family sized kitchen with island and breakfast bar. lots of cupboards and counter space. Main floor laundry, main floor family room with fireplace, garden door to 13ft x 12ft deck where you can enjoy the sunshine and barbeque, entertain friends and family. Low maintenance backyard. Desirable location, steps to park/walkway and pond. Minutes to schools, shopping, parks and Community center. Easy access to major road arteries out of the neighborhood. Attractive home with double attached garage, newer roof shingles and siding. Newer hot water tank and furnace. See floor plans in supplements. original owner. Call your favorite realtor to view.