



GRASSROOTS
REALTY GROUP

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**1090 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2222751



\$735,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement Washer, Basement Dryer, Basement Refrigerator, Basement Dishwasher, Basement Range, Basement Microwave Hood Fan

Discover this exquisite home nestled in the vibrant community of Copperfield, boasting numerous upgrades and a separate entrance to the City of Calgary legal suite basement, this residence offers both elegance and functionality. Step inside the 1777 square feet of above-grade living space, where the main floor features Luxury Vinyl Plank flooring and a spacious galley kitchen equipped with new appliances. The open-concept layout flows seamlessly, perfect for entertaining or daily living. A functional mudroom off the back door adds convenience and rustic charm. Upstairs, vaulted ceilings grace the primary bedroom, complementing its spaciousness and enhancing the overall ambiance. This level also hosts two sizable bedrooms and a versatile bonus room, providing ample space for relaxation and privacy. The primary bedroom includes an ensuite with a double vanity and a large walk-in closet, offering comfort and luxury. Throughout the home, elegant finishes underscore its quality craftsmanship, ensuring a sophisticated living experience. Additionally, enjoy the practicality of a legal one-bedroom basement suite, spanning 760 square feet, this property provides opportunities for the owner to generate rental income. Outside, the property features a meticulously maintained, low-maintenance backyard and front yard, ensuring effortless upkeep year-round. The highly impressive 31' x 23' finished garage boasts high clearance garage door and vaulted ceilings, accommodating vehicles and storage with ease. This garage can easily be used as a hobby shop for the owner. Located within walking distance are St. Isabella School and Copperfield School, enhancing the appeal of this home for families seeking proximity to quality education. Don't miss the opportunity to own this upgraded gem in Copperfield, combining style, functionality, and an excellent

location. Schedule your showing today and envision the possibilities of calling this remarkable property your new home.