



**GRASSROOTS**  
REALTY GROUP

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**1087 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2224881**



**\$829,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,486 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

\*\*\*PLEASE NOTE BACKYARD IS SCHEDULED FOR LANDSCAPE JULY 15, 2025\*\*\* Welcome to the upgraded Bradford model, a charming farmhouse-style home in the heart of Copperfield, one of Calgary's most family-friendly communities. This beautifully designed home blends rustic character with modern elegance, offering comfort, style, and convenience. Step inside to a bright, open layout loaded with premium upgrades, including: VAULTED CEILING IN THE PRIMARY BEDROOM, CENTRAL AIRCONDITIONING, CUSTOM WALK-IN CLOSET w/ BUILT IN ORGANIZATION, MODERN ELECTRIC FIREPLACE, ENHANCE LIGHTING PACKAGE with 30+ ADDED POT LIGHTS, PREMIUM BLINDS THROUGHOUT, OVERSIZED 24" x 10" DECK, UPGRADED GAS STOVE AND FRIDGE, FULL HEIGHT KITCHEN CABINETS, QUARTZ SINGLE SINK, PULL OUT WASTE BIN. The kitchen is a chef's dream with sleek, full-height cabinetry, high-end appliances, and smart storage solutions. Large windows flood the space with natural light, while the upgraded fireplace adds warmth and charm. Outside, enjoy classic farmhouse curb appeal and a double front-attached garage—all just minutes from schools, shopping, and everyday essentials. Don't miss your chance to call this upgraded Bradford model home. Contact your favourite Realtor today!