



GRASSROOTS
REALTY GROUP

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620 Copperfield Boulevard SE
Calgary, Alberta

MLS # A2230261



\$750,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: Hood Fan, Downstairs Electric Stove, Downstairs Dishwasher, Downstairs Refrigerator, Downstairs Washer/Dryer

Welcome to your dream home located in the sought-after Copperfield community, perfectly positioned with breathtaking views backing onto Stillwater Pond and scenic pathways. This beautifully upgraded property features a spacious, open-concept main floor that is flooded with natural light, highlighting serene pond vistas and picturesque sunrises from nearly every angle. The gourmet kitchen has been tastefully upgraded with sleek new countertops, providing both style and functionality, ideal for culinary enthusiasts and entertainers alike. Hardwood flooring flows seamlessly throughout the main and upper levels, enhancing the home's elegance and charm. Upstairs you'll discover an updated hallway bathroom alongside the impressive primary suite, complete with a spa-inspired ensuite featuring double vanities, a luxurious bathtub, and a dual rain shower. Two additional generous bedrooms and an open and versatile office space round out the upper level, providing plenty of space for a growing family or working from home. The custom walkout basement features a thoughtfully designed illegal suite that provides excellent versatility, comfortably suited for guests or extended family living. It includes a spacious living room with a custom fireplace, stainless steel appliances, its own private washer and dryer, large bedroom and direct outdoor access, ensuring privacy and convenience. Step outside to your spectacular yard—an entertainer's paradise designed for gatherings or quiet evenings taking in the tranquil pond views. The heated garage further enhances this exceptional home, offering warmth and comfort year-round.