



**GRASSROOTS**  
REALTY GROUP

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**664 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2230751**



**\$659,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Absolutely Immaculate 2-Storey Home with Walk-Out Basement Overlooking Pond! WOW—what a location! This stunning home features a fully finished walk-out basement with beautiful views of the pond. Located on a quiet street, this meticulously maintained property offers an open and bright layout with 9-ft ceilings and large southeast-facing windows that flood the space with natural light. The spacious kitchen is a standout, featuring maple cabinets, black appliances, slate backsplash, and hardwood flooring that flows throughout the main level. Perfect for entertaining or family living! Upstairs, you’ll find a generously sized primary bedroom with a walk-in closet and a spa-inspired ensuite, plus a large bonus room ideal for an office or media space. Additional Highlights: High-efficiency furnace, Integrated hot water & in-floor heating system (less dust & cleaner air) R/I plumbing in the basement for future development Maple hardwood throughout, Double attached garage, Immaculate condition—shows 10/10. on&rsquo;t miss this rare opportunity to own a walk-out home with pond views in a prime location!