



GRASSROOTS
REALTY GROUP

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**1146 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2232535



\$609,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,417 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: hot tub, pergola

Step into this modern, fully finished two-storey home that shows like a designer showhome. With 4 bedrooms and 3.5 beautifully finished bathrooms, this home is the perfect blend of style and function. The main floor features 9-foot ceilings, an open-concept layout, and a stunning kitchen complete with quartz countertops, a large island, corner pantry, and a fresh, light colour palette that enhances the bright and airy feel throughout. Upstairs, you'll find a spacious primary suite with a 4-piece ensuite and walk-in closet, along with two additional bedrooms and a full bathroom. The basement, professionally developed by the builder, offers a large rec room, a fourth bedroom and another full bathroom. Step outside from the cool air-conditioned home into your sunny and beautifully landscaped yard with a large deck, pergola and a hot tub. If you love entertaining you will love this outdoor space! A double detached garage finishes off this amazing property. This modern, move-in-ready home is truly the total package. Call your favourite Realtor to book a showing today!