



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**360 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2236861



\$559,800

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: gazebo structure, TV and TV wall mount in LR, Tub in basement, all indoor drapes, cabinets in laundry

Welcome to this well-designed home offering a bright and open main floor layout that combines the kitchen, dining, and living areas, creating the perfect space for everyday living and entertaining. The living room features a cozy fireplace and overlooks a peaceful backyard with mature trees providing shade and privacy. The kitchen is galley-style, featuring functional cabinetry and direct access to the mudroom/laundry area, which conveniently leads to the attached garage. A spacious foyer welcomes you at the entrance, complete with a walk-in coat closet and a discreetly located half bath near the front entry. Upstairs, you'll find a generous primary bedroom filled with natural light from two large windows. It includes a full en-suite bath and a walk-in closet for ample storage. Two additional bedrooms share a full 4-piece bathroom, and a linen closet adds extra convenience in the hallway. The unfinished basement offers fantastic potential, with a bathroom rough-in already in place, framing started, and a large window ideal for a future bedroom or flexible living space. Located within walking distance to two playgrounds and just a short drive to shopping and amenities, this home is perfect for families looking for comfort, space, and future potential. House comes with NEW Carpet, TV and TV wall mount, gazebo structure, tub in basement, all indoor drapes.