



**GRASSROOTS**  
REALTY GROUP

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**1500 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2239585**



**\$660,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	2007 (18 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>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage door opener with Remote controls		

**\*\*GREAT VALUE in Copperfield\*\* LIKE NEW!** Located in a family-friendly community, this immaculate 3-bedroom, 2.5-bath home offers a perfect blend of comfort, style, and convenience. Featuring high ceilings, hardwood floors, a spacious walkthrough pantry, fresh designer paint, and updated carpets, this home is move-in ready. Enjoy peace of mind with recent major updates, including - FRESHLY PAINTED, new SHINGLES AND SIDING replaced in 2021, HOT WATER TANK replaced in 2022, a new DISHWASHER replaced in 2024, and a HIGH EFFICIENCY FURNACE replaced in 2025. The unspoiled basement has two large windows, a rough-in for a full bath, and provides plenty of potential for additional living space for your growing family. The fully-fenced, low-maintenance landscaped yard is ideal for busy families. Just a short walk to parks, green spaces, and schools, with shopping and major transportation routes nearby for easy commuting. The City may allow a SIDE ENTRY to the basement, giving an option for a secondary suite. Tons of potential! This home is pristine and waiting for a new Family!