



GRASSROOTS
REALTY GROUP

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**1500 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2239585



\$660,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	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!