



GRASSROOTS
REALTY GROUP

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**1167 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2254941



\$739,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Copperfield | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,108 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this FANTASTIC 2-level home in the sought-after community of Copperfield! Boasting over 2,100 sq. ft. of living space, this beautiful Harlow floor plan by Vesta Properties is designed for both comfort and functionality. The open-concept main floor features a spacious living room with a cozy gas fireplace, a stylish kitchen with walnut cabinetry, quartz countertops, stainless steel appliances, and a large center island, plus a dining area with sliding doors that lead out to the backyard — perfect for indoor-outdoor living. Upstairs, you'll find 3 generous bedrooms, a convenient laundry room, and a versatile BONUS/family room with vaulted ceilings. The primary retreat is complete with a large walk-in closet and a spa-like 5-piece ensuite with a soaker tub and separate shower. Other highlights include: Air Conditioning for year-round comfort Unfinished basement ready for your personal touch East-facing backyard with a partially covered patio, ideal for summer BBQs and entertaining This home is in a prime location — close to schools, playgrounds, shopping at South Trail Plaza, South Health Campus hospital, and the Seton YMCA.