



**GRASSROOTS**  
REALTY GROUP

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

**550 Cooperfield Boulevard SE**  
**Calgary, Alberta**

**MLS # A2261732**



**\$649,999**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, No Smoking Home		

**Inclusions:** None

Welcome to this beautiful front garage house backing onto greenway in the desirable neighbourhood of Copperfield in SE Calgary! The house comes with THREE full bedrooms, Two and half washrooms upstairs and FULLY FINISHED basement with another bedroom, kitchen and a full washroom downstairs. This home is perfect for someone looking to enjoy the perks of detached home for a reasonable price. As you enter the home in the foyer, you enter a spacious living room perfect for entertaining families and guests. Just beside the living room, is the kitchen with STAINLESS STEEL APPLIANCES with the dining area right next to it. There is also a two piece washroom and the laundry room on the main floor. As you go up the stairs, you are greeted with another living room giving you more space for yourself. This floor comes with HUGE master bedroom accompanied with a four piece ensuite. There are two more decent sized bedrooms on this floor along with another full washroom. One of the highlights of the house is that the basement is FULLY FINISHED with a bedroom, full washroom and another kitchen. There is potential to build a suite in the basement. The house backs onto a beautiful walking trail with your own private access. The backyard is elegant and you can enjoy it while being on the deck or in the yard. It's perfect for get togethers or if you have pets. The owners have installed a security system with all the cameras in the house that they are giving for free. Book a showing and have a look at this beautiful property!