



**GRASSROOTS**  
REALTY GROUP

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**168 Copperfield Court SE**  
**Calgary, Alberta**

**MLS # A2266381**



**\$455,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

**Heating:** Forced Air

**Floors:** Carpet

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Composite Siding, Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 395

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** N/A

**\*\*Open House Saturday, Nov 25.\*\*** Welcome to the beautiful community of Copperfield! This home has three bedrooms and 2.5 bathrooms. This spacious, well kept five-level split has tons of natural light! The main level boasts large windows, hardwood flooring and soaring high ceilings spacious living room with an electric fireplace creating a great living area. There is a spacious and open area for the kitchen and dining area with a pantry, upgraded appliances and in-suite laundry in the two-piece bathroom. the half washroom and the laundry complete the 2nd level. The upper level features 3 bright large bedrooms 2 full bathrooms and generous closet space. The lower level is finished and is currently being utilized as a home office/ Lounge area. This unit features a single attached garage with a driveway and large back deck for BBQs or enjoying the summer nights. this nest is Located close to transit, schools, shopping and recreation areas. Book your next showing today!!