



**GRASSROOTS**  
REALTY GROUP

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## 8 Copperfield Manor SE Calgary, Alberta

**MLS # A2277282**



# \$650,000

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<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, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Security system including all cameras, security panel (by garage) and doorbell (all as is), Shed in backyard

Don't miss this beautifully maintained, fully developed bi-level - ideally located just steps from St. Isabella School in the family friendly community of Copperfield. This bright and open concept home offers a unique floor plan with 4 bedrooms, 3 full bathrooms and a double attached garage - perfect for growing families. The main level features an updated kitchen with an island and corner pantry, seamlessly flowing into the dining area with patio doors leading to a sunny deck overlooking the backyard. The open living room is highlighted by vaulted ceilings and a cozy gas fireplace. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite. Another generously sized bedroom and a full bathroom complete this level. The fully finished basement provides a large family room, two additional bedrooms, another full bathroom, and ample storage space. Outside, enjoy mature trees, a landscaped and fenced yard, complete with a storage shed. This home has seen numerous upgrades including a new furnace, new tankless hot water system, the entire interior freshly painted including cabinets, new laminate flooring throughout, a new fridge, and new countertops and sinks in the kitchen and upstairs bathroom. Additional features include stainless steel appliances, central air conditioning, and a newer roof and eavestroughs. An unbeatable location within walking distance to St. Isabella School and just minutes from Copperfield School, parks, shopping, and transit. This is a fantastic opportunity to own a move-in-ready home in a sought-after community!