



**8 Copperfield Manor SE  
Calgary, Alberta**

**MLS # A2277282**



**\$639,900**

<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

Welcome to this meticulously cared for, fully developed bi-level perfectly situated just steps from St. Isabella school. Thoughtfully designed with a bright, open-concept layout, this home offers 4 bedrooms, 3 full bathrooms, and a double attached garage - an ideal fit for growing families. The main floor showcases a beautifully updated kitchen complete with a central island and corner pantry, flowing effortlessly into the dining area with patio doors that open onto a sunny deck overlooking the backyard. Vaulted ceilings elevate the spacious living room, where a cozy gas fireplace creates the perfect gathering space. The generous primary retreat features a walk-in closet and a private 4-piece ensuite. A second well-sized bedroom and another full bathroom complete the upper level. Downstairs, the fully finished basement expands your living space with a large family room, two additional bedrooms, a third full bathroom, and plenty of storage. Outside, enjoy a landscaped and fenced yard framed by mature trees and complemented by a convenient storage shed. This home has been extensively updated with a new furnace, tankless hot water system, fresh interior paint throughout including cabinets, new laminate flooring, new refrigerator, and new countertops and sinks in both the kitchen and upstairs bathroom. Additional highlights include stainless steel appliances, central air conditioning, and a newer roof and eavestroughs. Located within walking distance to St. Isabella School and just minutes from Copperfield School, parks, shopping, and transit, this move-in-ready home offers exceptional value in a highly desirable neighbourhood.