26 Copperfield View SE
Calgary, Alberta

MLS # A2283697

$639,900

Division:	Copperfield
Type:	Residential/House
Style:	3 Level Split

Size:	1,447 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	3	**Baths:**	3

Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated
Lot Size:	0.10 Acre
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Central Vacuum, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Custom-built home in a prime Copperfield location with over 2200 ft2 of living space! Just steps from Copperfield Park, this property backs onto the scenic greenspace and walking paths, and is near Stillwater Pond. Fast access to major roads makes commuting simple. The main floor features an open-concept living room with vaulted ceilings, a kitchen with lots of custom cabinets, quartz counters, and stainless-steel appliances, plus a dining area with balcony access. The balcony is large and has a great view of the neighborhood. There is also a large 2nd bedroom, 4-piece bath and a large laundry room. Upstairs, the roomy master suite offers two large windows, a spacious closet, and a 4-piece ensuite with a soaker tub and separate shower. The finished walkout basement includes a family room, flex/games area, wet bar (or future kitchenette), a bedroom / home office etc. and a 4-piece bath, with walk-out access to the backyard and pathways / park system. Suite potential (with city approval). The backyard has a large, covered patio area and a large yard with tress for privacy. Highlights: custom details, greenspace views, suite potential, close to parks, schools, and major routes. Don’t miss this exceptional opportunity! Some images have been virtually staged to show you how the property could shine. This property more closely compares to a bi-level.