



**19 Copperfield Crescent SE
Calgary, Alberta**

MLS # A2286664



\$714,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

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

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Storage Shed

Occasionally a property comes along that has that truly perfect location…this is the one! Located on a quiet family-friendly street backing onto an expansive green space, wetlands park & miles of pathways to enjoy strolls through nature! Walk to local schools, parks, convenience shopping & major transit lines. Inside you will discover an excellent open floorplan perfect for the growing family. Loads of kitchen cabinets & large island with breakfast bar. Open to the dining & living rooms, perfect for entertainment & family togetherness. Hardwood flooring & a cozy gas fireplace add to the enjoyment of the living room. Upstairs hosts an enormous bonus room with rich, gleaming hardwood floors. A spacious Primary bedroom with walk-in closet and beautiful ensuite create the perfect place to enjoy as a couple while taking in the picturesque views of the greenspace behind. 2 large bedrooms one with a walk-in closet, laundry & a full bath complete the upper floor. The walk-out basement is fully finished adding a spacious Rec-room, 4th bedroom, full bathroom and lots of storage space. Perfect space for a movie night! The basement floor has roughed in hot water heat. The owners have taken very special care of this home along with numerous updates including; permanent Holiday lighting 2025. Fresh paint 2025. New carpet in 2022. New siding and shingles in 2021. New washer & dryer in 2018, dishwasher in 2019, stove in 2021, fridge in 2022 microwave hood-fan in 2023. Bathrooms have updated low flush toilets & faucets. Updated light fixtures throughout. The garage has room to pamper your cars & features built in storage cabinets all included!