



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1815 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2286675



\$399,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	RING doorbell, mounted shelving		

You can't go wrong when you make your home in this perfectly lovely townhome in the popular condo project of COPPERFIELD CHALET in the highly-desirable family community of Copperfield in Calgary's Southeast. Only minutes to area parks, shopping & schools, this stylish two storey home enjoys hardwood floors & granite countertops, 2 bedrooms & 2.5 bathrooms, an attached single garage & the monthly maintenance fees include grass cutting & snow removal. Complemented by 9ft ceilings, you'll love the open concept main floor with its warm hardwood floors, South-facing living room, great-sized dining room & maple kitchen with island & granite counters, lots of cabinet space & stainless steel appliances including new stove (just 6months old). Upstairs there are 2 bedrooms - both with walk-in closets, & 2 full baths...highlighted by the primary bedroom with its own private ensuite. Between the bedrooms is the laundry room with front-loading washer & dryer, plus an alcove where you could set up your home office. The unspoiled lower level offers plenty of extra space for storage or workshop, & has direct access into the attached 1 car garage. New laminate floors (2022) & interior paint (2022). Close proximity to McIvor Blvd & 52 Street can take you to shopping at the South Trail Crossing retail centre & High Street in McKenzie Towne, & with its convenient & quick access to both Stoney & Deerfoot Trails, a multitude of area recreation (including Sikome Lake, Fish Creek Provincial Park & golf courses), medical at the South Health Campus & downtown are all within easy reach!