



**75 Copperfield Terrace SE
Calgary, Alberta**

MLS # A2294808



\$564,900

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|------------------|-----------------------------|---------------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,444 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Front Yard, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s) | | |

Inclusions: None

EXTENSIVELY RENOVATED | SOUTH BACKYARD | OVERSIZED GARAGE — this is the one you've been waiting for in Copperfield! Ideally located in the family-friendly community of Copperfield on a quiet, tree-lined street where kids can walk to school. Copperfield offers two schools, an active community center with tennis courts, skating rinks, toboggan hills, playgrounds and year-round events, plus you're just a 4-minute drive to all the amenities of 130th Avenue with quick access to Stoney and Deerfoot Trail. This Jayman-built, energy-efficient home has been extensively renovated with carefully selected, high-quality materials throughout. A massive front porch creates a warm welcome and the perfect place to relax on sunny days. The main floor offers a bright, open-concept layout with a spacious living room featuring a gas fireplace and niche feature wall. The kitchen was fully renovated in 2022 and showcases stunning Taj Mahal (Brazilian) quartzite countertops—known for exceptional density, heat resistance and durability—along with an undermount double sink, updated faucets, In-SinkErator with boiling and filtered water, gas stove, under-cabinet lighting and newer fridge. A large island with abundant storage makes this kitchen as functional as it is beautiful. Hardwood flooring spans both the main and upper levels (also under the staircase carpet). The dining nook overlooks the sunny south-facing backyard. Upstairs you'll find three generously sized bedrooms, including a spacious primary suite with a large walk-in closet featuring well-designed organizers and a 4-piece ensuite. The main bathroom has been beautifully renovated with tile to the ceiling in the tub surround, tile flooring and striking black fixtures. Both bathrooms include newer Toto toilets. The undeveloped basement offers excellent future potential

with utilities thoughtfully tucked away and rough-ins for a 3-piece bathroom. Additional upgrades include a hot water tank (2 years old), Lennox air conditioning, and a water softener. The south-facing backyard is low maintenance and features a large deck with privacy walls, dog run —perfect for outdoor living. The oversized garage measures 24' x 22'. Additional updates include a new rear exterior door, updated front and rear screen doors, and in 2022, new Class 4 hail-resistant shingles and new vinyl siding. This is a beautifully upgraded home with nothing left to do but move in and enjoy!