



**223 Copperfield Green
Calgary, Alberta**

MLS # A2295291



\$729,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Multiple		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Tre		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Dishwasher, refrigerator x 2, gas stove w electric oven, electric stove w oven, microwave hood fans x 2, washer x 2, dryer x 2, water softener, garage clickers

OPEN HOUSE SAT MAR21 1-3, SUN MAR22 1-3: Registered secondary legal suite (2021) with separate walk-up entrance—an excellent opportunity for investors or homeowners seeking mortgage helper potential. Located in a quiet cul-de-sac and backing onto green space in the desirable community of Copperfield, this well-maintained 2-storey home features a heated oversized double attached garage and extended driveway. The main level offers a bright open-concept layout with a soaring open-to-above foyer, spacious family room with a refinished fireplace and mantle, and a large kitchen complete with updated cabinetry, granite countertops, and a generous nook area. Additional highlights include main floor laundry and a convenient 2-piece bath. Upstairs, you’ll find a versatile bonus room with built-in desks—perfect for a home office or study space—along with three well-sized bedrooms. The primary bedroom overlooks the green space and features a walk-in closet and a 4-piece ensuite with a soaker tub, separate shower, and updated vanity. The professionally finished basement (with permits) includes a secondary suite with two bedrooms, full kitchen, bathroom, and its own laundry, offering excellent flexibility for rental income or extended family living. Recent updates include a new furnace (January 2026), duct cleaning (February 2026), and garage door opener replacement (February 2026). Currently tenanted on the main level at \$2,600/month with a lease in place until July 1, 2026. Basement suite is vacant, providing immediate rental or personal use potential. Conveniently located close to schools, parks, pathways, and major shopping amenities including 130th Avenue and Seton.