



**1167 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2152927**



**\$739,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Discover this fantastic 2 storey home boasting over 2100 sqft of living space. Nestled in the vibrant community of Copperfield, this home features an open-concept main floor with a living room centered around a cozy gas fireplace. While the fireplace is perfect for our cold Alberta winters, this summer you will appreciate the comfort of central air conditioning as well. The kitchen impresses with beautiful cabinetry, quartz countertops, stainless steel appliances, and an island perfect for entertaining that seamlessly connects all spaces on the main floor. Upstairs, you'll find three spacious bedrooms, a convenient laundry room, and a versatile bonus/family room. The primary bedroom is a true retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and separate shower. The full unfinished basement offers endless possibilities for customization. Enjoy outdoor living in the south-facing backyard, which includes a generously sized patio perfect for summer BBQs and entertaining. Conveniently located close to shopping, the South Health Campus, and great schools - this home has it all!