



**15 Copperfield Close SE
Calgary, Alberta**

MLS # A2206195



\$795,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: Shelves in bonus room, doorbell camera

Presenting a rare gem in Copperfield: a thoughtfully maintained, two-storey walk-out home that enjoys a private, serene setting adjacent to a tranquil nature preserve. This beautiful home is situated within easy reach of three playgrounds, two schools, the Rotary/Mattamy Greenway, and diverse community amenities, offering an elevated living experience. The open-concept main floor, anchored by a spacious kitchen and expansive balcony, are ideal for gatherings. The living room, featuring a gas fireplace, provides scenic views of the surrounding landscape. The upper level features two spacious guest quarters, a flexible bonus room, and a primary retreat with captivating tree-lined wetland views and subtle sounds of nature. The walk-out basement, presenting significant potential for customization, provides an expansive entertainment space and the option for a fourth bedroom and bathroom. Recent enhancements, including fresh paint, new carpeting, updated light fixtures, new window treatments, stamped concrete, beautiful flower beds, and a new roof, further elevate this incredible property that you'd be happy to call home.