



**GRASSROOTS**

REALTY GROUP

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**1564 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2279330**



**\$619,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this impeccably maintained 2-storey residence located in the heart of the highly sought-after community of Copperfield. This stunning home boasts a wealth of premium features and significant recent upgrades, including professionally refinished hardwood flooring (2025), fresh neutral paint (2025), a new garage door (2023), and a new roof and siding (2020) for complete peace of mind. The main floor offers an airy feel with 9-foot ceilings and an open-concept layout that flows from the spacious living room with a cozy fireplace into a bright dining area, perfect for entertaining. The chef-inspired kitchen is finished with rich maple cabinetry, granite countertops, and a sunny breakfast nook, complemented by main floor laundry and ceramic tile in all wet areas. Upstairs, you will find a massive bonus room with soaring vaulted ceilings and three generous bedrooms. The primary retreat features a walk-in closet and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower, while the two additional spacious bedrooms share a well-appointed 4-piece bathroom. The outdoor living space is equally impressive with a fully fenced yard and a large deck ideal for summer BBQs, while the open basement with rough-in plumbing awaits your custom touch. Perfectly situated for families, this home is just steps away from a street bus stop and within walking distance to the public Copperfield School (K-4) and St. Isabella Catholic School (K-9), with convenient access to shopping, restaurants, and being just 17 minutes away from Shawnessy Station. This move-in-ready gem is a must-see&mdash;schedule your private viewing today!