



**223 Copperfield Green
Calgary, Alberta**

MLS # A2295291



\$699,000

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

PRICED TO SELL | LEGAL SUITE | STRONG VALUE & INCOME POTENTIAL Welcome to this spacious 2-storey home located on a quiet cul-de-sac, backing onto green space in the heart of Copperfield. Featuring a registered legal basement suite with separate entrance, this property offers exceptional flexibility for homeowners and investors alike. The main level offers a bright and functional layout with an open-to-above foyer, generous living space, and a well-appointed kitchen with granite countertops, updated cabinetry, and ample storage. Upstairs features three bedrooms, including a primary suite overlooking green space with a walk-in closet and ensuite. The professionally developed basement includes a fully self-contained 2-bedroom legal suite with separate laundry, ideal for rental income or extended family use. Main floor currently rented at \$2,600/month with basement suite vacant & offering immediate income potential. Additional highlights include a heated oversized double attached garage, extended driveway, and no neighbours behind. A fantastic opportunity to add value and personalize in a desirable location & close to schools, parks, pathways, and major amenities.