



**427 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2300136



\$715,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, See Remarks, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: garden shed, gazebo with garden furniture, vacuum system with attachments, rain barrels.

If you're looking for a spacious two-storey with two garages and RV parking, in-floor heat and solar panels ... this is the one! This quality-built Sabal home offers over 2,800 sq ft of fully developed living space, (2112 sq ft above grade) featuring 3 bedrooms upstairs, plus a 4th in the basement, a large bonus room, and exceptional storage throughout. The main level welcomes you with a private front entry and charming built-in window bench. The open-concept layout includes a bright living room with a stone gas fireplace, a generous dining area, and a well-appointed kitchen with granite countertops, a large island, corner pantry, and abundant cabinetry. A functional main floor laundry room offers extensive built-in cabinets and counter space, with a stand-up freezer included. A 2-piece powder room and back hall access lead to a good sized double attached insulated and drywalled garage. Upstairs, the impressive 13.5' x 21' bonus room provides flexible living space, and all three bedrooms feature walk-in closets. The primary suite includes a spacious ensuite with a deep soaker tub, separate shower, and extended vanity. Quality laminate flooring runs throughout the main and upper levels. The fully developed basement features in-floor heating, durable tile flooring in the family room, carpet in the bedroom, and three upgraded triple-pane windows for excellent natural light. Additional upgrades include central air conditioning, a high-efficiency furnace, and humidifier. There are also solar panels to help reduce energy costs. Set on a 5,600 sq ft lot, the fully fenced west and south-facing backyard is designed for enjoyment, featuring a large deck, established perennials, underground sprinklers, and multiple outdoor living spaces. A hard-top gazebo and patio furniture are included, along with a garden shed. The property also offers an

oversized single detached garage (18' x 22')—perfect for extra parking or a workshop—plus RV parking. Enjoy views of Copperfield Park from the bonus room and easy access to the community's extensive pathway system. Conveniently located near schools, parks, shopping, transit, and Stoney Trail.