



GRASSROOTS

REALTY GROUP

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53 Copperfield Court SE
Calgary, Alberta

MLS # A2302343



\$429,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,312 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Concrete, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: \$ 408

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: Attached Shelves, Tv Mounts

A show home–worthy townhome, this rare, five level split hosts over 1,500 square feet of developed living and is suited for families, those looking to right-size, or young professionals! From the moment you walk-in, you will feel at home, with a formal front entrance, this configuration feels more like a house than a townhome. Ascend a few stairs and step into your extraordinary family room, this room is the crown-jewel of this floorplan, showcasing a split-level design with soaring 10’ ceilings alongside an ambient gas fireplace. You will love the plethora of natural light gleaming over your new vinyl plank floors, as the main living quarters are located on the second storey, which allows for more sunlight, and corner units are the only units with windows on multiple sides, a memorable space for you and your plants. From the family room you have access to your patio where you can dine alfresco and take in the sunset! This end unit allows the adjoining greenspace to feel as if it is all yours, and the view is private, a rare perk as this unit does not look into neighbouring townhomes. Step into your culinary retreat, curated with timeless white cabinetry, elevated quartz countertops and a top-tier appliance suite including a dual oven and microwave range. The kitchen hosts ample cabinetry with a sophisticated wine rack, a silgranit sink and a pantry. The kitchen seamlessly integrates into the beautiful sunlit dining room, awaiting intimate dinners. Your guests have access to a private powder room with laundry, enhanced with a laundry sink and newer washer and dryer. Upstairs, features a ‘dual primary configuration’. The lavish primary bedroom hosts a boutique worthy walk-in closet, so generous in size, half this room has been divided into an office. The four-piece ensuite is recently remodelled with a gorgeous extended vanity with quartz

counters, plus there's a linen closet too! The second bedroom is down a few steps, ideal for privacy, and its generous design features its own walk-in closet and renovated three-piece ensuite! This set-up is preferred by families who want larger more functional bedrooms, and it is perfect for roommates or guests too! The lower level features a flex room that can become a kids retreat, gym, office, or guest quarters! Did I mention that an end unit means no neighbours on one side? This residence showcases an oversized, single, attached, garage. The unit is situated directly on top of the garage, allowing your vehicle to be warm in the winter months, and for those of you with a second vehicle, you will love the full-sized driveway. This complex has ample visitor parking and has had major improvements done in recent years such as the roof, vinyl siding and eavestroughs (2021). Copper field is a desirable community with access to amenities, schools, shopping and pathways leading to multiple ponds, parks, community rinks and fields! This residence offers elevated living and is waiting for a connoisseur of fine living to call it home.