



**75 Copperfield Rise SE  
Calgary, Alberta**

**MLS # A2305317**



**\$600,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized, See Remarks		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Blinds

Welcome to this beautifully renovated 4-level split in the sought-after community of Copperfield—where incredible design meets standout curb appeal. Offering approximately 1,550 sq ft of thoughtfully updated living space, this meticulously maintained home is the perfect blend of style, comfort, and functionality. The unfinished basement with laundry offers even more potential! From the moment you step inside, you’re greeted by a bright and airy atmosphere, enhanced by vaulted ceilings and a warm yet modern colour palette. The main floor showcases stylish vinyl plank flooring (throughout the home, no carpet) and a spacious great room anchored by a contemporary gas fireplace with tile surround—creating a cozy yet sophisticated focal point. The kitchen has been tastefully redone with clean cabinetry, quartz counters, picket backsplash, stainless steel appliances, and an upgraded pantry, making it both beautiful and highly functional. A generous breakfast nook overlooks the lower-level family room through a striking glass railing, adding architectural interest and an open-concept feel throughout. Even the entry ways, pantry and closets have been built out and renovated. Upstairs, you’ll find two well-sized bedrooms, including a spacious primary retreat complete with a luxurious 4-piece ensuite featuring a standalone soaker tub and tiled shower. With three full bathrooms in total, this home offers exceptional convenience for families or guests. The lower level features a bright and inviting family room, along with a sizeable den dressed dark and moody that can easily function as a third bedroom, home office, or flex space to suit your lifestyle. Additional highlights include central air conditioning, built-in speakers, and modern upgrades throughout. Step outside to your low-maintenance backyard oasis—fully fenced and beautifully

landscaped with mature trees and shrubs. Enjoy summer evenings on the expansive deck that spans the width of the home, with easy access to the double detached oversized garage with 8' h x 18' w door to accommodate bigger trucks. Ideally located close to parks, pathways, schools, and all the amenities Copperfield has to offer, this home delivers the perfect balance of lifestyle and location.