



**1600 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2308673



\$660,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks		

Heating:	Electric, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Water softener and water purifier

This well-kept charming home, comes with thoughtful upgrades & goods included for move-in convenience. This home combines practical upgrades with versatile living areas you will love. The property features a new high-quality roof installed in October 2020, complete with 50-years warranty for long-term peace of mind. Inside, you will find upgraded quartz countertops in both the kitchen and washrooms, along with newer kitchen appliances that add modern style and functionality. The home also includes a new water heater comes with 6-years warranty protection plan, a well-maintained furnace, plus the added benefits of a water softener/water purifier, and a 4-piece entertainment wall center with 60" TV stand in the bonus room. The main floor offers an open layout, newly sanded-recoated hardwood floors, a gas fireplace and a dining area leads to the backyard. Step outside to enjoy a spacious 12' x 10' deck, covered by a large metal gazebo—perfect for relaxing or entertaining—overlooking a generously sized backyard. The partially finished basement expands your living options with a 12' x 10' office or sleeping area, a 12' x 12' flex or playroom, plenty of additional storage and expansive potential to customize this space. The insulated and drywalled double-attached garage with heavy-duty shelves and wall-attached tire rack & hooks adds comfortable living experience. This property is an excellent choice for families or anyone seeking comfort.