



**1107 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2314648



\$869,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Contact seller directly

****Click brochure link for more details**** Welcome to this beautiful family home located in the family centric SE Calgary community of Copperfield. Looking for a MORTGAGE HELPER? This spacious property offers a fantastic modernized 2-bedroom/1 bath LEGAL BASEMENT SUITE, making it perfect for multi-generational living or generating rental income. As you step inside the main residence, you'll immediately notice the open concept layout and "like new" finish. The main floor features a welcoming foyer, a bright and airy living area, and a convenient main floor office, perfect for those who work from home or need a dedicated workspace. The kitchen is equipped with rollout cupboards and stainless steel appliances, providing a modern and functional space for preparing meals. Adjacent to the kitchen, there is a spacious dining area that leads to the fully landscaped and fenced yard, offering a private oasis for outdoor enjoyment and entertaining. The double attached garage offers plenty of space for parking and storage. The garage is heated, painted and sealed for easier cleaning and comfort in those cooler Calgary months. Upstairs, you'll find three generous bedrooms, including a very spacious primary suite with a huge walk-in closet and a 5-piece ensuite bathroom with heated floors, offering a luxurious retreat for relaxation. The additional two bedrooms are well-appointed and share access to a well-maintained full bathroom. The highlight of the upper level is the massive bonus room, providing ample space for family activities, movie nights, or another bedroom expansion. This home has a fully finished legal basement suite, that offers flexibility and the potential for additional income or extended family living. The legal suite features two bedrooms, a full bathroom, a private separate entrance with soundproofing, and its own laundry facilities.

Copperfield is a family-friendly community and offers a variety of amenities such as parks, playgrounds, and walking paths, perfect for outdoor enthusiasts and families with children. The area is also well-served by schools, shopping centres, restaurants, and other essential services, making it convenient for daily living. You'll notice reduced traffic, quieter streets than other communities but with all the same local amenities. Don't miss the opportunity to make this stunning family home in Copperfield your own. Experience the comfort, convenience, and potential of this remarkable property. It should be noted that there are \$160,000 in upgrades to the home since possession from the builder in 2021 and that the houses behind have been built in since the photos were taken.