



**1625 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2317344**



**\$670,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,778 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Back Lane		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Dryer, Washer, Custom Garden Shed, Curtain Rods, TV Mounts.

Just what you have been searching for, the ultimate family home. With laundry on two levels, and a kitchenette, live-in family members will have all the comforts and convenience they will appreciate. This 4 (3+1) bedroom, 3.5 bathroom home has a place for everyone. With air conditioning and a comfortable retreat downstairs, your large or extended family has room to luxuriate. With a fenced back yard, gas line for summer BBQs, a custom garden shed, double attached, front drive garage, and two separate laundry rooms, you can have it all in this lovely family home. Copperfield has many parks, soccer fields, baseball diamonds, tennis courts, walking paths, green spaces, a beautiful pond, great schools with convenient shopping and services nearby. Check out this charming home and move in before the new school year begins!