



**GRASSROOTS**  
REALTY GROUP

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**960 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2323125**



**\$599,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Stand Up Freezer in Garage, BBQ gas hookup

Open House Sat. July 4, 1-4pm! Welcome Home to this Amazing 5 bedroom 2 Story Gem! Ideal for anyone searching for their new Home.. Designer features are apparent throughout and compliment a beautiful open floor plan. The Chef friendly kitchen features Newer stainless steel appliances, island, oversize pantry and spacious dining area! Relax in the sunlit living room in the mornings or warm up next to the gas fireplace on the cooler days. Large patio doors lead you outdoors to a great refinished deck, landscaped yard and paved alley which is rare in some communities. A well designed Double garage leaves space for storage plus 2 larger rides! Discover 4 bed and 2 full bath + bonus room on the upper level. The impressive and spacious ENSUITE bath includes a walk in closet! Upstairs laundry and bonus room add comfort and ease to your daily routine. The basement features a 5th bedroom, rec. room and roughed in bath. Conveniently located next to k-9 school, a 5 minute walk or less! This is an Excellent Home and an Incredible Value! Enjoy your Viewing anytime.