



GRASSROOTS
REALTY GROUP

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340 Copperfield Boulevard SE
Calgary, Alberta

MLS # A2332588



\$650,000

Division:	Copperfield		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,557 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: In basement Electric stove, microwave hood fan, refrigerator

OPEN HOUSE Sunday August 9th 1-3pm MULTI-GENERATIONAL LIVING AT ITS FINEST! This beautifully designed 3 Level split offers the perfect blend of space, functionality, and flexibility with 4 bedrooms, 3 full bathrooms, and TWO FULL KITCHENS—making it an exceptional opportunity for extended families, multi-generational living, or those looking for additional living flexibility. Step inside and be welcomed by soaring vaulted ceilings that fill the home with natural light and create an inviting, open atmosphere. The main floor features a thoughtfully designed layout with 2 spacious bedrooms, including a private primary retreat complete with a 4-piece ensuite. The heart of the home is the stunning kitchen, beautifully finished with granite countertops, ample cabinetry, and generous prep space—perfect for everything from everyday meals to entertaining family and friends. Downstairs, you'll discover an equally impressive fully developed lower level featuring its own full kitchen, 2 additional bedrooms, a full bathroom, and an expansive recreation and bonus area. Whether you're accommodating parents, adult children, long-term guests, or simply creating separate living space, this versatile layout offers endless possibilities while maintaining comfort and privacy. Outside, you'll appreciate the generous double attached garage and a location that places you close to parks, walking pathways, schools, shopping, restaurants, and major commuter routes, allowing you to enjoy everything the vibrant community of Copperfield has to offer. Copperfield is known for its family-friendly atmosphere, green spaces, and convenient access to both Deerfoot Trail and Stoney Trail, making daily commuting simple while keeping everyday amenities just minutes away. Homes offering this level of flexibility are rarely available. Whether you're searching for a home that

comfortably accommodates multiple generations under one roof or simply need space that adapts to your family's evolving needs, this exceptional property delivers the lifestyle you've been waiting for.