



**GRASSROOTS**  
REALTY GROUP

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**615 Copperfield Boulevard SE**  
**Calgary, Alberta**

**MLS # A2333404**



**\$619,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,472 sq.ft.                                                              | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re  |               |                   |

|                    |                                                                                        |                   |     |
|--------------------|----------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame, Wood Siding                                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |     |

**Inclusions:** Coffee cabinet and shelving in kitchen, natural gas heater in garage, firepit, kids play center, TV mounts.

OPEN HOUSE: Sun, Aug 2: 2-4pm! Discover a beautiful, well-updated two-storey home you'll be proud to call your own. From the moment you walk in, you'll notice the tasteful improvements throughout. Enjoy a bright, stylish white kitchen featuring quartz countertops and stainless steel appliances, plus a convenient breakfast bar and dedicated coffee/baking station - perfect for everyday living and entertaining. The spacious living and dining areas flow beautifully, with direct access to a sunny, south-facing backyard. Outside, you'll love the generous yard space with a play center and the added bonus of RV storage potential via alley access. Upstairs, you'll find a cozy bonus room—ideal for a home office or desk setup, along with a comfortable primary suite featuring a four-piece ensuite, two additional bedrooms and a full bathroom. The fully developed lower level offers a spacious recreation area—perfect for movie nights, play space, or entertaining—plus a bright den/office with French doors. Additional highlights include central AC for our summer weather on the way and a heated double garage, a fantastic feature for the workshop enthusiast and those colder winter days. Enjoy the ultimate convenience with a family friendly location that's within walking distance to schools, parks, and scenic pathways and provides easy access to the city's main routes and transit arteries for an effortless commute. Don't miss this exceptional opportunity - schedule your private viewing today!