



GRASSROOTS
REALTY GROUP

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1209 Copperfield Boulevard SE
Calgary, Alberta

MLS # A2341616



\$689,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 1209 Copperfield Blvd SE, a beautifully maintained former show home where thoughtful design, meticulous single-owner care, and three levels of finished living space come together in an exceptional family home. Built in 2018 and offering over 1,800 sq. ft. above grade, a fully developed basement, central A/C, and a double attached garage, this pet-free home has been lovingly cared for by its original owner since 2021. Set in the established, family-friendly community of Copperfield, you'll enjoy tree-lined streets and landscaped centre boulevards, walking paths and ponds, tennis courts, a community centre, two elementary schools, nearby amenities, convenient public transit, and quick access to Stoney Trail and 52nd Street. The bright, open-concept main floor is designed for everyday living and entertaining. The kitchen features quartz countertops, a breakfast bar, and plenty of workspace, flowing seamlessly into the dining area and living room. East-facing windows provide abundant natural light, while a gas fireplace adds warmth and creates an inviting place to gather. Upstairs, a spacious bonus room is perfect for family movie nights, a kids' play area, or a second living space. You'll also find two additional bedrooms, a full bathroom, convenient upper-floor laundry, and a generous primary bedroom with a large walk-in closet and ensuite featuring dual sinks, a soaker tub, and separate walk-in shower. The fully developed basement adds even more versatility with a spacious recreation/living room, 4-piece bathroom, and additional bedroom featuring a mirrored wall—making it equally well suited as a home gym, guest room, office, or private space for a teenager or extended family member. Outside, enjoy a fenced backyard with an east-facing deck—perfect for morning coffee, BBQs, entertaining, sunny summer

mornings, and growing flowers—plus plenty of room for kids and pets to play, gardening, or relaxing outdoors. The front and side yards feature decorative rock for attractive, low-maintenance landscaping with less grass to mow. The double attached garage is equipped with wall-mounted heaters for added comfort and functionality during Calgary's colder months. From its former show-home origins and meticulous single-owner care to its versatile finished living spaces and family-friendly setting, this is a home designed to be enjoyed inside and out—and a wonderful opportunity to make Copperfield home. Disclosure: seller is related to the listing agent.