



GRASSROOTS
REALTY GROUP

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64 Copperfield Rise SE
Calgary, Alberta

MLS # A2344604

\$508,000

Division:	Copperfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	922 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to family-friendly Copperfield! This warm, move-in ready bi-level offers nearly 2,000 sq. ft. of fully developed living space, featuring 4 bedrooms (2 up, 2 down) and 2 full bathrooms. The main floor has a freshly painted open concept layout with vaulted ceilings, a cozy fireplace, and a practical kitchen island with a recently replaced dishwasher and microwave. You will find that the basement is brightened by large windows and updated with brand new carpet, a stylish feature wall, extra storage space, and laundry room. In the backyard you will love the large rear balcony featuring substantial under deck storage, spacious enough to easily accommodate quads or dirtbikes, along with a patio, shed, and parking pad. Steps from parks, playgrounds, and walking paths, with fast access to schools, shopping, transit, South Health Campus, and major roadways. Ideal for first-time buyers, downsizers, or growing families, schedule your showing today!