

**1600 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2202429**



**\$650,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, See R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Breakfast Bar, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Shed, Gazebo

Beautiful 3-Bedroom Home in Copperfield! Welcome to this spacious 1,818 sq. ft. two-story home located in the family-friendly community of Copperfield! This original-owner home, built in 2008, has been lovingly maintained and features a double attached garage and a fully fenced backyard with a large deck covered by a gazebo—perfect for summer entertaining! The main floor boasts an open-concept layout with hardwood floors, a bright living room with a gas fireplace, and a well-appointed kitchen featuring ample cabinetry, a large island, and brand-new fridge and stove. A dining area with patio doors leads to the backyard, while a convenient 2-piece powder room completes the main level. Upstairs, you'll find a large bonus room, perfect for a media area or home office. The primary bedroom features a 4-piece ensuite with a soaker tub, a separate shower, and a walk-in closet. Two additional well-sized bedrooms, a 4-piece bath, and the convenience of an upper-floor laundry room with a newer washer and dryer complete this level. The unfinished basement offers endless possibilities for future development. Located close to parks, pathways, schools, shopping, and transit, this home is a must-see! Book your showing today!