

66 Copperfield Terrace SE
Calgary, Alberta

MLS # A2212306



\$548,888

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Soaking Tub, Storage		

Inclusions: Construction materials in basement are included

CENTRAL AIR CONDITIONING | SUNNY SOUTH-FACING PORCH | HARDWOOD FLOORS | 2.5 BATH | 3 GOOD SIZED BEDROOMS including a PRIMARY BEDROOM WITH A 4-PIECE ENSUITE | LARGE BACKYARD | OFF-STREET PARKING with a large space for a Double Garage | GREAT LOCATION! Young families are going to love this beautiful and immaculate home with central air conditioning! Located in the amenity-rich community of Copperfield with skating rinks, tennis courts, an extremely active community centre, a copious number of parks, tranquil ponds, extensive pathways and 2 neighbourhood shopping areas. Then come home to a quiet sanctuary that perfectly combines style with function. Gleaming hardwood floors grace the front living room where relaxation is encouraged. Culinary adventures await in the well laid out kitchen with a ton of cabinet and counter space plus a pantry for extra storage and a great centre island with raised breakfast bar seating. The cabinets extend into the dining room with a handy tech desk for homework or catching up on emails. A mudroom off the rear entrance tucks away jackets and shoes while a main powder room further adds to your convenience. The primary bedroom on the upper level is a calming oasis with its own private 4-piece ensuite, no more sharing with the kids! Another full bathroom (with working sink and toilet) accommodates the 2 additional spacious bedrooms. The basement is partially completed (numerous construction materials are included with the sale) with a large family room, a guest bedroom and another full bathroom awaiting your design ideas. Kids and pets will enjoy playing in the large grassy backyard fully fenced for privacy with an expansive deck that encourages casual barbeques and time spent unwinding. Plenty of off-street parking can easily be converted into a future garage.

This move-in ready home is mere moments from the pond and endless walking trails that wind around this serene neighbourhood. The community of Copperfield has it all but when you do have to leave unlimited shopping and dining options are mere minutes away at South Trail Crossing and McKenzie Towne. Outdoor enthusiasts will love the proximity to Fish Creek Park, Sikome Lake and several enviable golf courses. Simply an outstanding family home in an unbeatable location!