

1167 Copperfield Boulevard SE  
Calgary, Alberta

MLS # A2254941



\$739,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this FANTASTIC 2-level home in the sought-after community of Copperfield! Boasting over 2,100 sq. ft. of living space, this beautiful Harlow floor plan by Vesta Properties is designed for both comfort and functionality. The open-concept main floor features a spacious living room with a cozy gas fireplace, a stylish kitchen with walnut cabinetry, quartz countertops, stainless steel appliances, and a large center island, plus a dining area with sliding doors that lead out to the backyard &mdash; perfect for indoor-outdoor living. Upstairs, you'll find 3 generous bedrooms, a convenient laundry room, and a versatile BONUS/family room with vaulted ceilings. The primary retreat is complete with a large walk-in closet and a spa-like 5-piece ensuite with a soaker tub and separate shower. Other highlights include: Air Conditioning for year-round comfort Unfinished basement ready for your personal touch East-facing backyard with a partially covered patio, ideal for summer BBQs and entertaining This home is in a prime location &mdash; close to schools, playgrounds, shopping at South Trail Plaza, South Health Campus hospital, and the Seton YMCA.