

**715 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2266289



\$499,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 715 Copperfield Boulevard SE—a charming and beautifully maintained home nestled in one of Calgary’s most family-friendly communities! Conveniently located within walking distance to the bus stop and local schools, this home offers the perfect blend of comfort, accessibility, and neighborhood charm. From the moment you arrive, you’ll be greeted by a lovely front lawn, mature tree, and an inviting facade that perfectly blends warmth and character, setting the tone for what awaits inside. Step into the bright and functional main level, where the spacious living room features a cozy gas fireplace—the ideal spot for relaxing evenings. The kitchen offers ample counter space and cabinetry, complemented by a well-sized dining area perfect for family meals or entertaining guests. A convenient 2-piece bath and back mudroom lead to your private deck and fenced backyard, complete with space for two-car parking where you can build your dream double detached garage in the future. Upstairs, you’ll find three comfortable bedrooms, including a primary bedroom with a walk-in closet, and a 4-piece common bath that serves the level with ease. The partially finished basement offers endless possibilities, featuring a large family/rec room, laundry area, and utility room—ready for your personal touches to make it your own. Located in the vibrant community of Copperfield, this home places you near parks, schools, playgrounds, shopping, and quick access to both Stoney Trail and Deerfoot Trail—making daily commutes and weekend adventures a breeze. Whether you’re a first-time buyer, growing family, or investor, 715 Copperfield Boulevard SE offers the perfect balance of comfort, community, and potential. Come see why this could be your next home—book your private showing

today!