



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 COPPERFIELD Common, Calgary T2Z 4M1**

MLS® #: **A2125704**

Area: **Copperfield**

Listing Date: **04/25/24**

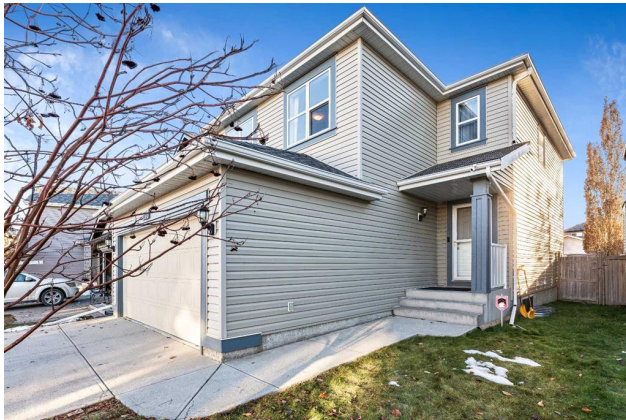
List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **-\$6k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,670 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,758**  
Low Sqft:  
Ttl Sqft: **1,758**

DOM

**24**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Lawn,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Dog Run,Playground,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Bathroom Rough-in,Kitchen Island,No Smoking Home,Pantry,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`5" x 4`8"	Kitchen	Main	11`1" x 9`2"
Dining Room	Main	10`11" x 6`1"	Laundry	Main	9`6" x 5`9"
Living Room	Main	15`11" x 13`11"	2pc Bathroom	Main	4`11" x 4`8"
4pc Bathroom	Second	9`5" x 4`11"	4pc Ensuite bath	Second	14`8" x 6`1"
Bedroom - Primary	Second	12`5" x 11`8"	Bedroom	Second	10`5" x 9`5"
Bedroom	Second	10`6" x 8`11"	Bonus Room	Second	18`11" x 11`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0511033**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Welcome to your new home! Immaculately maintained, this bright open-concept gem is a stone's throw away from school, shopping, transportation, and the many other conveniences of south Calgary. As you step in, the entranceway leads to a spacious living room with a cozy stone tile surround fireplace. The kitchen boasts a breakfast bar and opens to a spacious dining area with easy access to the barbeque through the sliding door. Out back, you will find a private backyard with a 12'6" x 23'6" deck and a Gazebo for your summer enjoyment. The SW facing backyard is fenced for kids and pets, plus a shed for all your gardening tools. Finishing off that main floor, you will find a 2pc bathroom and spacious laundry area which leads out to your insulated/heated garage. Ideal layout for easy living. Beyond its main floor charm, this residence offers a bonus room above the garage, complete with an entertainment center, making it a great spot for family gatherings and daily entertainment. The primary bedroom is complete with an ensuite featuring a deep corner soaker tub, separate shower, and a roomy walk-in closet. There are two more good-sized bedrooms and the family bath on the second level. The basement is roughed in for a three-piece bathroom and offers tons more space awaiting your personal touch. \*\*\*Check the Features and Upgrades list attached to view the recent, major upgrades. Discover more of what makes this home special—schedule your viewing today.**

Inclusions:  
Property Listed By:

**Window Coverings, Shed, Gazebo, Entertainment System in Bonus room.  
Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









