



THE
A-TEAM

**RE/MAX
FIRST**

1167 COPPERFIELD Boulevard, Calgary T2Z 5G1

MLS®#: **A2152927**

Area: **Copperfield**

Listing Date: **07/26/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 24-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **3,681 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,133**
Low Sqft:
Ttl Sqft: **2,133**

DOM

52
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,Lawn**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`5"
Foyer	Main	14`1" x 6`4"
Living Room	Main	10`5" x 16`7"
Pantry	Main	8`6" x 5`10"
5pc Ensuite bath	Upper	10`0" x 8`5"
Bedroom	Upper	10`0" x 10`8"

Room	Level	Dimensions
Dining Room	Main	12`10" x 8`1"
Kitchen	Main	14`0" x 14`3"
Mud Room	Main	8`6" x 7`1"
4pc Bathroom	Upper	8`10" x 4`11"
Bedroom	Upper	10`0" x 10`8"
Laundry	Main	8`9" x 6`6"

Loft
Walk-In Closet

Upper
Upper

18`0" x 15`4"
0`1" x 5`0"

Bedroom - Primary
Flex Space
Legal/Tax/Financial

Upper
Basement

2`7" x 16`7"
21`8" x 34`8"

Title:
Fee Simple
Legal Desc:

1811719

Zoning:
R-1N

Remarks

Pub Rmks: **Discover this fantastic 2 storey home boasting over 2100 sqft of living space. Nestled in the vibrant community of Copperfield, this home features an open-concept main floor with a living room centered around a cozy gas fireplace. While the fireplace is perfect for our cold Alberta winters, this summer you will appreciate the comfort of central air conditioning as well. The kitchen impresses with beautiful cabinetry, quartz countertops, stainless steel appliances, and an island perfect for entertaining that seamlessly connects all spaces on the main floor. Upstairs, you'll find three spacious bedrooms, a convenient laundry room, and a versatile bonus/family room. The primary bedroom is a true retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and separate shower. The full unfinished basement offers endless possibilities for customization. Enjoy outdoor living in the south-facing backyard, which includes a generously sized patio perfect for summer BBQs and entertaining. Conveniently located close to shopping, the South Health Campus, and great schools - this home has it all!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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