



THE
A-TEAM

**RE/MAX
FIRST**

71 COPPERFIELD Point, Calgary T2Z 4V4

MLS®#: **A2166541** Area: **Copperfield** Listing Date: **09/18/24** List Price: **\$750,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,294 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,946**
 Low Sqft:
 Ttl Sqft: **1,946**

DOM

1
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s)**
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	13`2" x 4`4"	Living Room	Main	14`0" x 12`8"
Kitchen	Main	14`0" x 11`10"	Dining Room	Main	13`0" x 10`2"
2pc Bathroom	Main	5`8" x 3`6"	Laundry	Main	9`6" x 6`10"
Bedroom - Primary	Upper	14`10" x 11`10"	4pc Ensuite bath	Upper	12`4" x 11`10"
Bedroom	Upper	12`10" x 12`4"	Bedroom	Upper	10`8" x 10`6"
Bedroom	Upper	10`6" x 10`0"	4pc Bathroom	Upper	10`6" x 8`4"

Family Room
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

21`10" x 15`0"
13`0" x 11`2"
9`0" x 9`0"

Kitchenette
4pc Bathroom

Basement
Basement

9`6" x 8`2"
8`0" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414208

Zoning:
R-1N

Remarks

Pub Rmks:

5 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 2,700 SQFT LIVING SPACE | WALKOUT BASEMENT | DOUBLE ATTACHED OVERSIZED GARAGE | LARGE FENCED BACKYARD | CUL-DE-SAC | Welcome to this recently renovated and painted family home with an open concept living area in the family friendly community of Copperfield. Boasting 5 bedrooms, 3.5 bathrooms and a walkout basement with family room and kitchenette, this home provides over 2,700 sqf ft of living space. The open concept living area is a perfect area for family gatherings or entertaining. The heart of the home is in the renovated kitchen with large quartz and breakfast bar adorned with elegant quartz counters and feature pendants above. The kitchen also showcases a new under mount farmhouse double sink, new full backsplash, new fridge and stove. The adjacent dining room opens up onto a large 28' x 21' back deck with room to entertain and enjoy summer bbq. The living room features a place to relax and unwind with gas fireplace. The main floor also features an updated 2-piece bathroom with new paint, wall paper and custom molding, as well as a spacious laundry room with convenient countertop for folding laundry and upper cabinetry. As you make your way upstairs, you'll discover the master retreat with feature wall, offering a peaceful haven for relaxation. The ensuite bathroom boasts a luxurious 4-piece design, complete with vinyl plank flooring, quartz counters with flush mount sink and soaker tub. The second floor also includes 3 additional spacious bedrooms with closets and a well-appointed 4-piece bathroom. Enjoy the extra living space in the walkout basement, complete with a spacious living room with built-in entertainment centre with electric fire place, convenient kitchenette and fifth bedroom with separate entrance. Enjoy all that the large fully fenced back yard has to offer with your own enclosed hot tub, playground set, large lawn and fruit tree. This home has it all, including CAT5, central air conditioning, Gemstone lighting and a double oversized attached garage. In a quiet cul-de-sac, close to schools, shopping, parks and playgrounds, this home is perfect for a growing family. Book your showing today!
Refrigerator in Basement, Built-in Entertainment Center/Fire Place, Climbing Wall, Gemstone Lighting, Play set (play structure/slide & swing set), Hot Tub (AS-IS) RE/MAX First

Inclusions:
Property Listed By:

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













