



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1047 COPPERFIELD Boulevard, Calgary T2Z 4X6**

MLS®#: **A2167034**

Area: **Copperfield**

Listing Date: **09/18/24**

List Price: **\$669,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **4,144 sqft**  
Lot Shape: **11.85 x 34.57**

Finished Floor Area  
Abv Sqft: **1,912**  
Low Sqft:  
Ttl Sqft: **1,912**

DOM

**1**  
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,Front Yard,Low Maintenance Landscape**  
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,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks,Track Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`3"
Foyer	Main	9`10" x 4`11"
Living Room	Main	12`3" x 17`3"
4pc Ensuite bath	Second	7`11" x 10`2"
Bedroom	Second	9`3" x 13`9"
Bedroom - Primary	Second	12`4" x 16`0"

Room	Level	Dimensions
Dining Room	Main	12`10" x 10`4"
Kitchen	Main	12`10" x 13`9"
4pc Bathroom	Second	8`10" x 5`0"
Bedroom	Second	10`9" x 13`7"
Laundry	Second	8`11" x 5`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0512106**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **Welcome home to your Perfect & Affordable Detached, Double Garage Attached, 2-Storey Family Home in the wonderful community of Copperfield. This beautiful family home is only 2-blocks walking distance to the playground, has a private fenced backyard, boasts 1900+sft, 3-beds up, 3-baths (1-2pc main, 1-4pc common up, 1-4pc Ensuite Master), separate laundry room on the 2nd floor, an open concept main level with a good sized living room with hardwood, carpet, and a Tile Surround Gas Fireplace. The open concept kitchen with all the appliances you could need (Stainless Steel Fridge, Stove, Dishwasher, Black Hoodfan), transitions to the private backyard where you can entertain guests and enjoy summer BBQ's. The large unfinished basement provides ample storage and is a blank canvas awaiting your personal touch. This home located in the wonderful community of Copperfield provide convenient access to many modern amenities for shopping, schools, and recreational facilities such as The Copperfield Community Hall (playground, ice rink, basketball court, and tennis courts), many additional parks, and quick access to South Health Campus (One of Calgary's largest hospitals). View this home for yourself today before it's gone!!!**

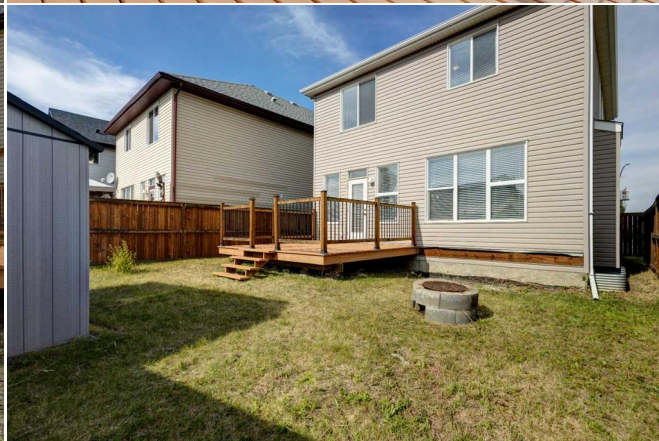
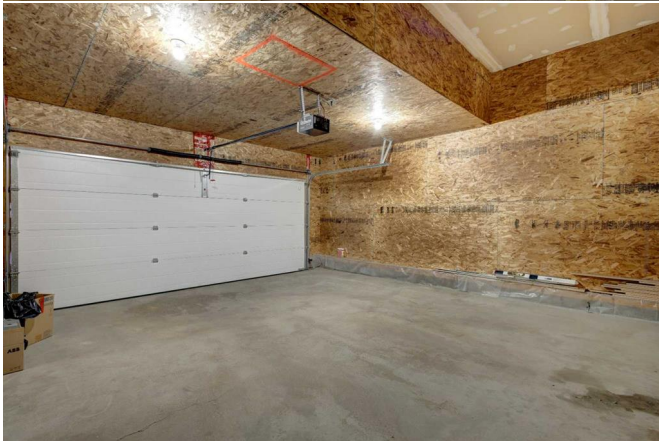
Inclusions:  
Property Listed By: **N/A**  
**Grand Realty**

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











1047 Copperfield Blvd SE, Calgary, AB

Main Floor Exterior Area 850.80 sq ft  
Interior Area 850.00 sq ft  
Excluded Area 447.19 sq ft



PREPARED: 2024/09/18

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

1047 Copperfield Blvd SE, Calgary, AB

2nd Floor Exterior Area 1021.62 sq ft  
Interior Area 988.20 sq ft  
Excluded Area 43.21 sq ft



PREPARED: 2024/09/18

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1047 Copperfield Blvd SE, Calgary, AB

Basement (Below Grade) Exterior Area 850.72 sq ft  
Interior Area 713.28 sq ft



PREPARED: 2024/09/18

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