

826 COPPERFIELD Boulevard, Calgary T2Z4R7

MLS®#: **A2172955** Area: **Copperfield** Listing Date: **10/14/24** List Price: **\$619,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 25-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,447**
 Low Sqft:
 Ttl Sqft: **1,447**

DOM

37
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,Level,Yard Lights,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Oven,Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`10"	Dining Room	Main	9`0" x 8`11"
Foyer	Main	6`4" x 5`8"	Kitchen	Main	7`11" x 11`11"
Laundry	Main	5`11" x 8`6"	Living Room	Main	16`8" x 11`11"
4pc Bathroom	Upper	9`5" x 4`2"	4pc Ensuite bath	Upper	5`1" x 7`8"
Bedroom	Upper	12`4" x 11`11"	Bedroom	Upper	9`11" x 12`2"
Bedroom - Primary	Upper	19`0" x 13`2"	Den	Lower	13`6" x 11`7"

Game Room
Furnace/Utility Room

Lower
Lower

13`4" x 15`5"
13`6" x 11`7"

Storage

Lower

6`1" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0411823

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE THIS SAT 12:00-2:00!!!! Welcome to this meticulously maintained home in the family-friendly neighborhood of Copperfield. This fully developed 2-storey home with a double attached garage offers exceptional value, located just steps from St. Isabella Elementary Junior High School. Recently updated with numerous improvements, the home features newly installed air conditioning, a new, impact-resistant Class 4 roof, Hardie board siding on the front and back with new vinyl to match on the sides, and elegant Gemstone lighting. The insulated and heated garage adds further comfort and practicality. Inside, the main floor shines with hardwood and cork flooring, a bright and inviting great room with a stunning gas fireplace surrounded by floor-to-ceiling stacked Rundle rock, and a beautifully appointed kitchen complete with a raised eating bar, maple cabinets, a built-in pantry, and gas range. Upstairs, you'll find a generous master bedroom with a full ensuite and a walk-in closet, along with two additional bedrooms and another full bath. The fully developed basement offers a large rec room and a dedicated studio space, finished with cedar and cork for enhanced acoustics—perfect for music lovers. The private backyard is ideal for entertaining, with a spacious deck and ample room for outdoor activities. Situated near walking paths, shopping, and some of the best dining Southeast Calgary has to offer, this home truly has it all.**

Inclusions:
Property Listed By: **Shed
CIR Realty**

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









