



THE
A-TEAM

**RE/MAX
FIRST**

5343 COPPERFIELD Gate, Calgary T2Z 4C4

MLS®#: **A2175805** Area: **Copperfield** Listing Date: **10/28/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2002** Abv Sqft: **1,626**
Lot Information Low Sqft:
 Lot Sz Ar: **3,961 sqft** Ttl Sqft: **1,626**
 Lot Shape:

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
 Int Feat: **Central Vacuum,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`4" x 7`11"	2pc Bathroom	Main	5`3" x 4`6"
Mud Room	Main	10`2" x 8`6"	Kitchen With Eating Area	Main	14`8" x 9`6"
Dining Room	Main	8`11" x 8`1"	Living Room	Main	16`11" x 13`2"
Bedroom - Primary	Second	11`4" x 14`8"	Bedroom	Second	13`3" x 10`1"
Walk-In Closet	Second	7`0" x 5`0"	4pc Ensuite bath	Second	9`2" x 8`4"
Bonus Room	Second	10`5" x 9`7"	Walk-In Closet	Second	4`11" x 3`4"
4pc Bathroom	Second	4`10" x 8`11"	Bedroom	Second	13`3" x 10`1"

Title:
Fee Simple
Legal Desc:

0211214

Zoning:
R-G

Remarks

Pub Rmks: **Welcome home to this fabulous house in the desirable community of Copperfield. A spacious foyer greets you when you enter into this well kept home. The large living room offers plenty of natural light and features a gas burning fireplace. The kitchen offers maple cabinets, a breakfast bar, a walk-through pantry and a cozy dining area with a door leading to a south facing back yard. A conveniently located powder room, main floor laundry, mudroom with access to a double attached garage. The spacious primary bedroom features a walk-in closet and a full ensuite with a soaker tub. Two additional bedrooms and a full bathroom complete the second level. The basement is insulated and awaiting your personal design. The south facing backyard is fully fenced and features a patterned concrete patio. This home is close to all amenities including South Health Campus.**

Inclusions:
Property Listed By: **None**
RE/MAX Complete Realty

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









