



THE
A-TEAM

**RE/MAX
FIRST**

113 COPPERFIELD Mews, Calgary T2Z 4C4

MLS®#: **A2179071** Area: **Copperfield** Listing **11/14/24** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **3,519 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,058**
 Low Sqft:
 Ttl Sqft: **1,058**

DOM

7
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`7" x 5`10"
Living Room	Main	14`10" x 8`1"
Pantry	Main	4`2" x 4`2"
4pc Bathroom	Main	8`7" x 4`11"
5pc Ensuite bath	Main	10`8" x 4`11"
Family Room	Basement	14`6" x 19`9"
Walk-In Closet	Basement	5`6" x 4`11"

Room	Level	Dimensions
Dining Room	Main	11`3" x 8`11"
Kitchen	Main	11`11" x 9`2"
Bedroom	Main	9`11" x 8`11"
Bedroom - Primary	Main	13`11" x 10`0"
Walk-In Closet	Main	6`1" x 4`3"
Bedroom	Basement	9`6" x 11`10"
Bedroom	Basement	12`7" x 9`1"

3pc Bathroom

Basement

9`7" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0311203

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to this lovely bi-level located in the wonderful community of Copperfield. This bright home features an open floor plan with vaulted ceilings and hardwood flooring throughout. A spacious living room offers large windows to allow in plenty of natural light. The kitchen features Maple cabinets with under mount lighting, an island with a breakfast bar and a walk-in pantry. An adjacent dining area with a door leading to a newer deck with natural gas bbq hook up. The large primary bedroom features a walk-in closet and a full bathroom, an additional bedroom and a full bathroom complete this level. The basement is fully developed with a large family room, two additional bedrooms, a full bathroom and a laundry room. The home has been recently painted and updated new lighting fixtures. A fully fenced yard with a double car garage that is insulated, has a roughed-in gas line for heating and plenty of storage. This home is close to all amenities including the South Health Campus and easy access to Stoney Trail.

Inclusions:

Property Listed By:

Storage Shed

RE/MAX Complete Realty

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









