



THE
A-TEAM

**RE/MAX
FIRST**

71 COPPERFIELD Heights, Calgary T2Z 4R5

MLS® #: **A2196461**

Area: **Copperfield**

Listing Date: **02/24/25**

List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,422 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,214**
Low Sqft:
Ttl Sqft: **1,214**

DOM

-0
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Landscaped**
Park Feat: **Alley Access,Garage Door Opener,Heated Garage,Oversized,Single Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 13`8"
Kitchen	Main	10`9" x 9`9"
Bedroom - Primary	Upper	13`3" x 12`8"
Bedroom	Upper	10`9" x 10`9"
Family Room	Lower	27`11" x 11`5"
Furnace/Utility Room	Lower	11`0" x 5`9"

Room	Level	Dimensions
Dining Room	Main	11`5" x 10`10"
2pc Bathroom	Main	5`2" x 4`8"
Bedroom	Upper	10`9" x 10`9"
4pc Bathroom	Upper	12`3" x 8`2"
Laundry	Lower	11`0" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410215

Zoning:
R-G

Remarks

Pub Rmks:

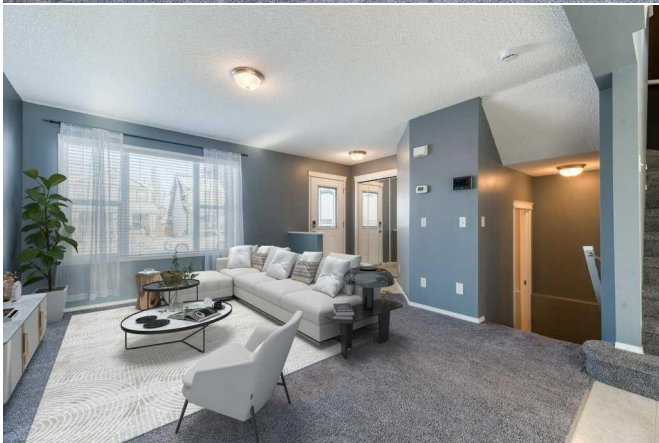
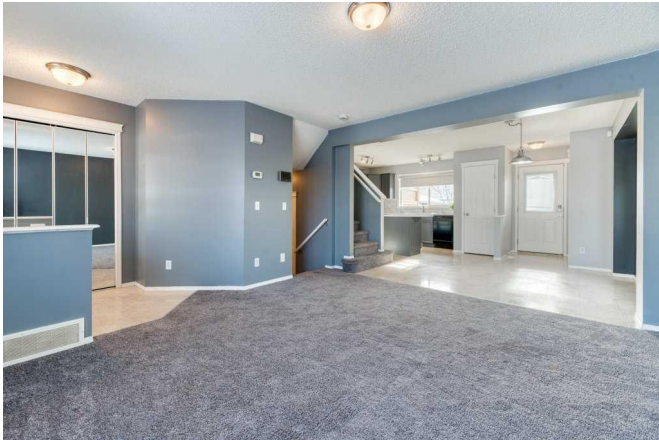
Looking for great value in an unbeatable location? This is the home for you! The bright, open floor plan offers ample space for families of all sizes! Freshly painted with new carpets, the home exudes warmth and style throughout. The chefs kitchen is a dream, featuring plenty of counter space, cabinets and a walk-in pantry, all complemented by new appliances. Upstairs you will find three nice sized bedrooms and a deluxe 4-piece bathroom. The fully developed lower level is perfect for entertaining, complete with a cozy fireplace, dartboard and lots of storage. Step outside and enjoy a beautifully landscaped backyard, featuring a large deck and an elegant pergola-perfect for relaxing or hosting guests. Check out the newly added exposed aggregate sidewalk, adding both beauty and durability to the property! The heated, oversized single garage is a major bonus, plus ample space for an RV or extra parking. With easy access to Deerfoot/Stoney Trail, shopping and scenic walking/bike paths, this home truly has it all!

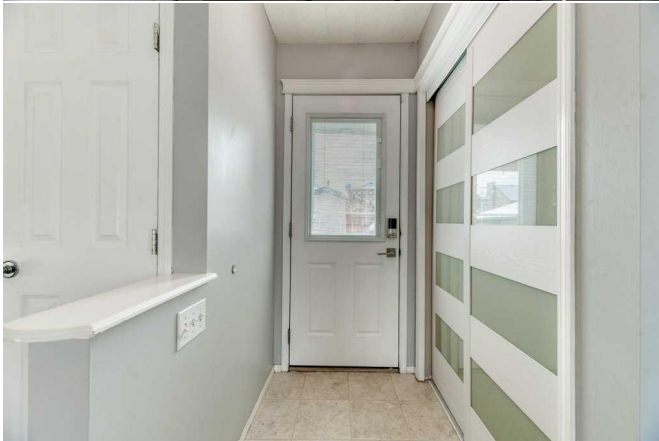
Inclusions:
Property Listed By:

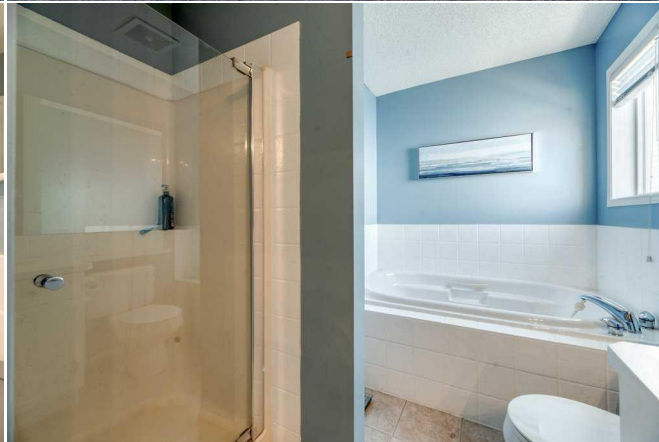
None
RE/MAX Landan Real Estate

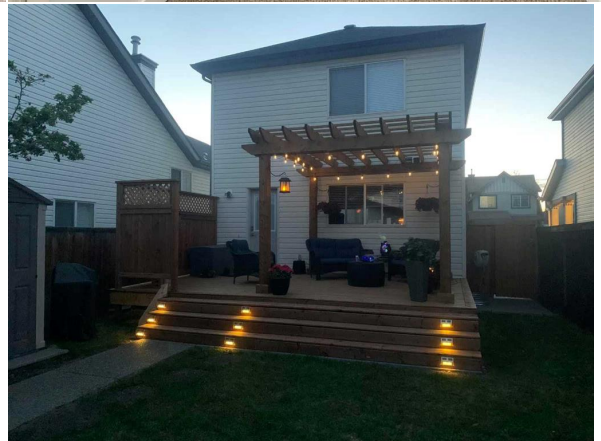
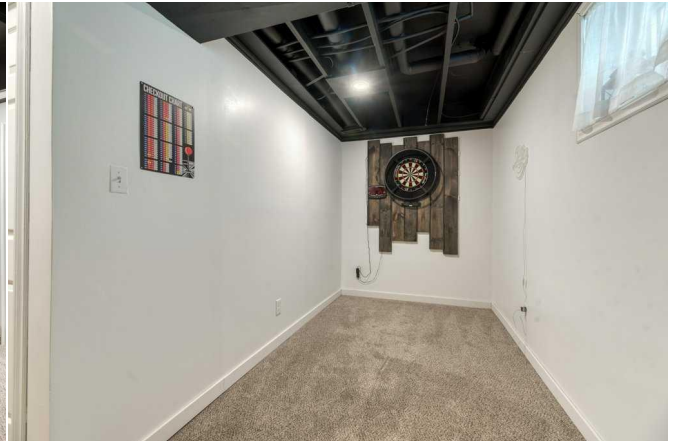
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











71 Copperfield Heights SE, Calgary, AB

Main Floor Exterior Area 696.24 sq ft
Interior Area 551.12 sq ft



0 4 8 ft

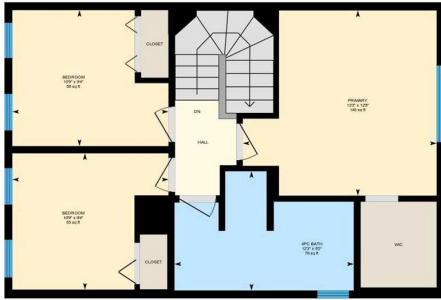
PREPARED: 2020/02/21



White regions are excluded from total floor area in IGD/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

71 Copperfield Heights SE, Calgary, AB

2nd Floor Exterior Area 610.28 sq ft
Interior Area 558.77 sq ft



PREPARED: 2005/02/21



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

71 Copperfield Heights SE, Calgary, AB

Basement (Below Grade) Exterior Area 553.15 sq ft
Interior Area 522.19 sq ft



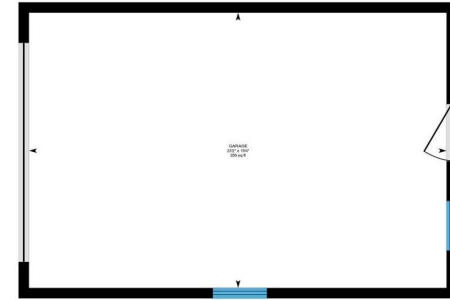
PREPARED: 2005/02/21



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

71 Copperfield Heights SE, Calgary, AB

Garage (detached) Excluded Area 354.58 sq ft



PREPARED: 2005/02/21



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.