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GRASSROOTS
REALTY GROUP

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15 Copperfield Close SE
Calgary, Alberta

MLS # A2278371

$789,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Level, Low Maintenance Landsca		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: na

Presenting a rare gem in Copperfield, this thoughtfully maintained, two-storey walk-out home offers an elevated living experience, perfectly positioned adjacent to a tranquil nature preserve for a private, serene setting, while remaining within easy reach of three playgrounds, two schools, the Rotary/Mattamy Greenway, and diverse community amenities. The open-concept main floor, anchored by a spacious kitchen and an expansive balcony, is ideal for effortless gatherings, complemented by a living room featuring a cozy gas fireplace and scenic views of the surrounding landscape. Upstairs, a flexible bonus room separates two spacious guest quarters from the secluded primary retreat, which boasts captivating, tree-lined wetland views and the subtle sounds of nature. Furthermore, the walk-out basement provides significant potential for customization, offering an expansive entertainment space and the option to easily add a fourth bedroom and bathroom. Recent enhancements, including fresh paint, new carpet, updated light fixtures, new window treatments, stamped concrete, beautiful flower beds, and a new roof, elevate this incredible, turn-key property that you will be happy to call home.