

**223 Copperfield Green**  
**Calgary, Alberta**

**MLS # A2295291**



**\$729,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Multiple		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Dishwasher, refrigerator x 2, gas stove w electric oven, electric stove w oven, microwave hood fans x 2, washer x 2, dryer x 2, water softener, garage clickers

Registered secondary legal suite with separate walk-up entrance—an excellent opportunity for investors or homeowners seeking mortgage helper potential. Located in a quiet cul-de-sac and backing onto green space in the desirable community of Copperfield, this well-maintained 2-storey home features a heated oversized double attached garage and extended driveway. The main level offers a bright open-concept layout with a soaring open-to-above foyer, spacious family room with a refinished fireplace and mantle, and a large kitchen complete with updated cabinetry, granite countertops, and a generous nook area. Additional highlights include main floor laundry and a convenient 2-piece bath. Upstairs, you’ll find a versatile bonus room with built-in desks—perfect for a home office or study space—along with three well-sized bedrooms. The primary bedroom overlooks the green space and features a walk-in closet and a 4-piece ensuite with a soaker tub, separate shower, and updated vanity. The professionally finished basement (with permits) includes a secondary suite with two bedrooms, full kitchen, bathroom, and its own laundry, offering excellent flexibility for rental income or extended family living. Recent updates include a new furnace (January 2026), duct cleaning (February 2026), and garage door opener replacement (February 2026). Currently tenanted on the main level at \$2,600/month with a lease in place until July 1, 2026. Basement suite is vacant, providing immediate rental or personal use potential. Conveniently located close to schools, parks, pathways, and major shopping amenities including 130th Avenue and Seton.