

63 Copperfield Close SE  
Calgary, Alberta

MLS # A2230091



**\$774,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Copperfield                             |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 2,042 sq.ft.                            | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Bookcases, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Vinyl Windows |                   |     |

**Inclusions:** Hot tub and pool table can be included and sold AS-IS

Welcome to the serenity and charm of 63 Copperfield Close! This beautiful home offers over 2800 square feet of developed space over three floors, including a walkout basement. Situated in front of a pond, walking paths and green space, this home is perfect for active families and outdoor enthusiasts. As you enter you will notice the newly refinished hardwood floors, freshly painted kitchen, vaulted ceilings, a gas fire place and an immense amount of natural light from the large windows in the living room and kitchen. Through the eat-in kitchen area you can access the newly painted upper balcony for barbecuing and relaxing while enjoying the wildlife behind your home. The main floor also has an office and powder room that are away from the main living space for those needing privacy while working. As you head upstairs on the brand-new carpet, you will find a quaint nook, three bedrooms and the main bathroom. The basement is the perfect retreat for movie watching, gaming or entertaining. The living area has built-in cabinetry, brand new carpet and paint, and the games area has a wet bar, gas fireplace, pool table and laminate flooring. There is also a fourth bedroom and full bathroom in the lower level. The walkout basement allows for convenient access to the newly painted deck and hot tub. Come and see all that Copperfield Close has to offer. It's a short walk to Copperfield Elementary and St. Isabella Elementary/Junior High Schools. And after the kids are off to school, you can commute to work or go shopping with ease by quickly accessing Stony Trail or 52 Street.