

1600 Copperfield Boulevard SE
Calgary, Alberta

MLS # A2308673



\$680,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks		

Heating:	Electric, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Water softener and water purifier

Welcome to this well-maintained home in Calgary, offering thoughtful upgrades and comfortable living spaces throughout. The property features a new high-quality roof installed in October 2020, complete with an impressive 50-year warranty for long-term peace of mind. Inside, you'll find upgraded quartz countertops in both the kitchen and washrooms, along with newer kitchen appliances that add modern style and functionality. The home also includes a water heater still under a 6-year warranty, a well-maintained furnace, plus the added benefits of a water softener and water purifier. The main floor offers an open layout, newly sanded-recoated hardwood floors, a gas fireplace and a dining area leads to the backyard. Step outside to enjoy a spacious 12' x 10' deck, covered by a large metal gazebo—perfect for relaxing or entertaining—overlooking a generously sized backyard. The partially finished basement expands your living options with a 12' x 10' office or sleeping area, a 12' x 12' flex or playroom, and plenty of additional storage space. This home combines practical upgrades with versatile living areas, making it an excellent choice for families or anyone seeking comfort and value.