

**340 Copperfield Boulevard SE**  
**Calgary, Alberta**

**MLS # A2241402**



**\$769,786**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | 3 Level Split                                                       |               |                   |
| <b>Size:</b>     | 1,601 sq.ft.                                                        | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                              |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting |               |                   |

|                    |                                                                                                                                                 |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                  | <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>   | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                             |                   |     |

Located in the very popular community of Copperfield, this beautiful family home offers excellent value. Fully developed on all three levels, with total of 4 bedrooms and 3 full bathrooms, double attached garage. A bilevel style home with a large Bonus room on the top level. A spacious foyer welcomes you into this home, with many recent upgrades, including brand new luxury vinyl flooring, Central AC, 9 ft ceilings and more. A few steps up to an Impressive main floor. The very high vaulted ceilings, many large windows, fill this home with a lot of natural light, making this home bright and open. A large Living Room with a Cozy gas fireplace with a nice stone tile finish that adds ambiance, A Dining room, big enough for big family dinners, opens onto a large deck backing on to large backyard for you to enjoy. A Gourmet Kitchen with a stunning central island, Stainless Steel appliances granite counters, lots of cabinets. Primary bedroom with a 4 piece En-suite, one more large bedroom, a full main bathroom and laundry room on this level too. A few steps up to the very nice bonus room with vaulted ceiling- ideal for cozy movie nights and family time. The lower level has an extra large rec room, two large bedrooms, kitchen with lots of cabinets. Excellent location, close to schools, - 2 minutes to Elementary and Junior High, 10 minutes to High school, 10 minutes to South Health Campus. The Community of Copperfield offers many amenities. You are close to Parks, green space, walking pathways, shopping, fine and casual dining, and several major routes. Perfect home for you to move into before School starts and enjoy.