

**8 Copperfield Manor SE
Calgary, Alberta**

MLS # A2277282

\$650,000



Division:	Copperfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,191 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Security system including all cameras, security panel (by garage) and doorbell (all as is), Shed in backyard		

Don't miss this beautifully maintained, fully developed bi-level - ideally located just steps from St. Isabella School in the family friendly community of Copperfield. This bright and open concept home offers a unique floor plan with 4 bedrooms, 3 full bathrooms and a double attached garage - perfect for growing families. The main level features an updated kitchen with an island and corner pantry, seamlessly flowing into the dining area with patio doors leading to a sunny deck overlooking the backyard. The open living room is highlighted by vaulted ceilings and a cozy gas fireplace. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite. Another generously sized bedroom and a full bathroom complete this level. The fully finished basement provides a large family room, two additional bedrooms, another full bathroom, and ample storage space. Outside, enjoy mature trees, a landscaped and fenced yard, complete with a storage shed. This home has seen numerous upgrades including a new furnace, new tankless hot water system, the entire interior freshly painted including cabinets, new laminate flooring throughout, a new fridge, and new countertops and sinks in the kitchen and upstairs bathroom. Additional features include stainless steel appliances, central air conditioning, and a newer roof and eavestroughs. An unbeatable location within walking distance to St. Isabella School and just minutes from Copperfield School, parks, shopping, and transit. This is a fantastic opportunity to own a move-in-ready home in a sought-after community!