

8 Copperfield Manor SE Calgary, Alberta

MLS # A2277282



\$650,000

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|------------------|---|---------------|-------------------|
| 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 | | |

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|--------------------|---------------------------------------|-------------------|-----|
| 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!