

## 15 Copperfield Close SE Calgary, Alberta

MLS # A2278371



# \$789,000

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,916 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	na		

Presenting a rare gem in Copperfield, this thoughtfully maintained, two-storey walk-out home offers an elevated living experience, perfectly positioned adjacent to a tranquil nature preserve for a private, serene setting, while remaining within easy reach of three playgrounds, two schools, the Rotary/Mattamy Greenway, and diverse community amenities. The open-concept main floor, anchored by a spacious kitchen and an expansive balcony, is ideal for effortless gatherings, complemented by a living room featuring a cozy gas fireplace and scenic views of the surrounding landscape. Upstairs, a flexible bonus room separates two spacious guest quarters from the secluded primary retreat, which boasts captivating, tree-lined wetland views and the subtle sounds of nature. Furthermore, the walk-out basement provides significant potential for customization, offering an expansive entertainment space and the option to easily add a fourth bedroom and bathroom. Recent enhancements, including fresh paint, new carpet, updated light fixtures, new window treatments, stamped concrete, beautiful flower beds, and a new roof, elevate this incredible, turn-key property that you will be happy to call home.