

71 Copperfield Point SE
Calgary, Alberta

MLS # A2166541



\$750,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator in Basement, Built-in Entertainment Center/Fire Place, Climbing Wall, Gemstone Lighting, Play set (play structure/slide & swing set), Hot Tub (AS-IS)

5 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 2,700 SQFT LIVING SPACE | WALKOUT BASEMENT | DOUBLE ATTACHED OVERSIZED GARAGE | LARGE FENCED BACKYARD | CUL-DE-SAC | Welcome to this recently renovated and painted family home with an open concept living area in the family friendly community of Copperfield. Boasting 5 bedrooms, 3.5 bathrooms and a walkout basement with family room and kitchenette, this home provides over 2,700 sq ft of living space. The open concept living area is a perfect area for family gatherings or entertaining. The heart of the home is in the renovated kitchen with large quartz and breakfast bar adorned with elegant quartz counters and feature pendants above. The kitchen also showcases a new under mount farmhouse double sink, new full backsplash, new fridge and stove. The adjacent dining room opens up onto a large 28' x 21' back deck with room to entertain and enjoy summer bbq. The living room features a place to relax and unwind with gas fireplace. The main floor also features an updated 2-piece bathroom with new paint, wall paper and custom molding, as well as a spacious laundry room with convenient countertop for folding laundry and upper cabinetry. As you make your way upstairs, you'll discover the master retreat with feature wall, offering a peaceful haven for relaxation. The ensuite bathroom boasts a luxurious 4-piece design, complete with vinyl plank flooring, quartz counters with flush mount sink and soaker tub. The second floor also includes 3 additional spacious bedrooms with closets and a well-appointed 4-piece bathroom. Enjoy the extra living space in the walkout basement, complete with a spacious living room with built-in entertainment centre with electric fire place, convenient kitchenette and fifth bedroom with separate entrance. Enjoy all that the large fully fenced back

yard has to offer with your own enclosed hot tub, playground set, large lawn and fruit tree. This home has it all, including CAT5, central air conditioning, Gemstone lighting and a double oversized attached garage. In a quiet cul-de-sac, close to schools, shopping, parks and playgrounds, this home is perfect for a growing family. Book your showing today!