



# 1217 Copperfield Boulevard Calgary Alberta

\$740,000

Unveil Your Dream Lifestyle in This Exquisite Home! Be captivated by the property's captivating curb appeal. As you step inside, the inviting foyer welcomes you to a haven of comfort and functionality. The light-drenched living room boasts a stunning fireplace, ideal for creating warm and inviting gatherings. Off the living room, discover a versatile den, perfect for a home office, a reading nook, or a play area for younger children. Embrace the seamless flow of the open-concept layout. The living room effortlessly transitions into the dining area and a beautifully appointed kitchen, featuring ample storage with Cabinets up to Ceiling and Stainless Steel appliances to inspire your culinary creativity. Entertaining becomes effortless in this exceptional space! This home caters to every member of the family. The second floor features a spacious primary bedroom, your personal sanctuary with a luxurious 5-piece ensuite and a designer walk-in closet fit for a boutique. Additional two Secondary bedrooms and a well-equipped 4-piece bathroom provide a comfortable haven for family or guests. Unwind and gather in the dedicated family room on the second floor. This space is perfect for movie nights, game days, or simply relaxing together. No more lugging laundry up and down the stairs - the conveniently located upstairs laundry room makes chores a breeze. Looking for additional space? The unfinished basement offers a blank canvas for your future needs, be it a home gym, a media room, a play area, or anything your heart desires! The dedicated utility area and attached garage provide additional functionality for everyday living. Step out of the elements in style! A dedicated mudroom keeps your entryway organized and provides a space for shoes, coats, and bags, keeping the mess contained. Unwind and soak up the sunshine on the inviting deck overlooking the backyard - perfect for c...

4pc Bathroom 10.67 Ft x 4.92 Ft  
 5pc Bathroom 8.42 Ft x 10.17 Ft  
 Bedroom 9.92 Ft x 14.08 Ft  
 Bedroom 10.83 Ft x 9.92 Ft  
 Family room 15.25 Ft x 16.33 Ft  
 Laundry room 8.42 Ft x 6.50 Ft  
 Primary Bedroom 12.17 Ft x 17.08 Ft  
 Other 8.42 Ft x 6.17 Ft

Furnace 19.83 Ft x 14.17 Ft  
 2pc Bathroom 2.92 Ft x 7.08 Ft  
 Den 6.25 Ft x 7.33 Ft  
 Foyer 10.67 Ft x 7.58 Ft  
 Kitchen 14.08 Ft x 10.92 Ft  
 Living room 21.00 Ft x 12.25 Ft  
 Other 7.58 Ft x 7.08 Ft  
 Pantry 6.50 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:  
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