



## 1078 Copperfield Boulevard Calgary Alberta

\$699,900

Welcome to the vibrant community of Copperfield! This turn-key "like new" home offers fantastic investment potential, whether you're looking for a mortgage helper or a cash-flowing rental property. With a fully finished LEGAL basement suite and separate entrance, this property gives you options to maximize your returns. The legal basement suite is a standout feature, complete with its own cozy living room, large kitchen, bedroom, separate laundry, storage and a 4-piece bath. The basement is currently being rented out for \$1450.00/ month with a one year lease in place. The basement tenant must be assumed. The main floor features an open-concept design with soaring 9' ceilings, large windows that flood the living space with natural light. The fully upgraded kitchen features quartz counter tops, stainless steel appliances and crisp white cabinetry, its both spacious and functional. Upstairs, you'll find a relaxing primary bedroom, offering vaulted ceilings, balcony, large walk-in closet, his and her sinks and walk-in shower. The two additional bedrooms, bonus room, and upstairs laundry complete the space. Enjoy your outdoor living space with a west-facing backyard, complete with a covered deck, lush lawn, and gravel parking pad ready for your future garage. Located just minutes from major routes like Stoney Trail and Deerfoot, making it ideal for commuting. Within minutes to south campus hospital, shopping centres with all the amenities you need, and walking distance to schools, playgrounds, and outdoor rinks--perfect for families. Whether you're an investor or a first-time homebuyer, this property offers an incredible opportunity to grow your wealth or start your homeownership journey. Don't miss out--book your showing today! (id:6769)

4pc Bathroom 4.92 Ft x 11.00 Ft

Bedroom 8.08 Ft x 10.83 Ft

Kitchen 11.50 Ft x 16.83 Ft

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Recreational, Games room 11.83 Ft x 8.83 Ft

Furnace 9.00 Ft x 6.67 Ft

2pc Bathroom 5.50 Ft x 5.25 Ft

Living room 12.83 Ft x 13.33 Ft

4pc Bathroom 8.50 Ft x 4.83 Ft

4pc Bathroom 6.58 Ft x 11.75 Ft

Bedroom 8.50 Ft x 15.75 Ft

Bedroom 10.08 Ft x 12.17 Ft

Family room 13.17 Ft x 13.67 Ft

Laundry room 6.58 Ft x 7.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Century 21 Bamber Realty LTD.

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CIR

REALTY

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Dining room 12.17 Ft x 11.75 Ft

Primary Bedroom 12.00 Ft x 17.83 Ft

Kitchen 8.42 Ft x 12.92 Ft