



# 15 Copperfield Close Calgary Alberta

\$795,000

Presenting a rare gem in Copperfield: a thoughtfully maintained, two-storey walk-out home that enjoys a private, serene setting adjacent to a tranquil nature preserve. This beautiful home is situated within easy reach of three playgrounds, two schools, the Rotary/Mattamy Greenway, and diverse community amenities, offering an elevated living experience. The open-concept main floor, anchored by a spacious kitchen and expansive balcony, are ideal for gatherings. The living room, featuring a gas fireplace, provides scenic views of the surrounding landscape. The upper level features two spacious guest quarters, a flexible bonus room, and a primary retreat with captivating tree-lined wetland views and subtle sounds of nature. The walk-out basement, presenting significant potential for customization, provides an expansive entertainment space and the option for a fourth bedroom and bathroom. Recent enhancements, including fresh paint, new carpeting, updated light fixtures, new window treatments, stamped concrete, beautiful flower beds, and a new roof, further elevate this incredible property that you'd be happy to call home. (id:6769)

2pc Bathroom 5.00 Ft x 5.00 Ft  
Dining room 12.17 Ft x 10.33 Ft  
Foyer 9.75 Ft x 5.25 Ft  
Kitchen 12.25 Ft x 13.42 Ft  
Laundry room 9.50 Ft x 8.50 Ft  
Living room 12.75 Ft x 18.25 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft  
4pc Bathroom 12.25 Ft x 9.92 Ft  
Bedroom 10.83 Ft x 13.58 Ft  
Bedroom 9.25 Ft x 13.83 Ft  
Primary Bedroom 12.42 Ft x 16.08 Ft  
Bonus Room 12.17 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:  
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