

# \$750,000 - 1090 Copperfield Boulevard Se, Calgary

MLS® #A2222751

## \$750,000

4 Bedroom, 4.00 Bathroom, 1,777 sqft  
Residential on 0.08 Acres

Copperfield, Calgary, Alberta

Discover this exquisite home nestled in the vibrant community of Copperfield, boasting numerous upgrades and a separate entrance to the City of Calgary legal suite basement, this residence offers both elegance and functionality.

Step inside the 1777 square feet of above-grade living space, where the main floor features Luxury Vinyl Plank flooring and a spacious galley kitchen equipped with new appliances. The open-concept layout flows seamlessly, perfect for entertaining or daily living. A functional mudroom off the back door adds convenience and rustic charm.

Upstairs, vaulted ceilings grace the primary bedroom, complementing its spaciousness and enhancing the overall ambiance. This level also hosts two sizable bedrooms and a versatile bonus room, providing ample space for relaxation and privacy.

The primary bedroom includes an ensuite with a double vanity and a large walk-in closet, offering comfort and luxury. Throughout the home, elegant finishes underscore its quality craftsmanship, ensuring a sophisticated living experience.

Additionally, enjoy the practicality of a legal one-bedroom basement suite, spanning 760 square feet, this property provides opportunities for the owner to generate rental income.

Outside, the property features a meticulously maintained, low-maintenance backyard and front yard, ensuring effortless upkeep



year-round. The highly impressive 31' x 23' finished garage boasts high clearance garage door and vaulted ceilings, accommodating vehicles and storage with ease. This garage can easily be used as a hobby shop for the owner.

Located within walking distance are St. Isabella School and Copperfield School, enhancing the appeal of this home for families seeking proximity to quality education.

Don't miss the opportunity to own this upgraded gem in Copperfield, combining style, functionality, and an excellent location.

Schedule your showing today and envision the possibilities of calling this remarkable property your new home.

Built in 2021

### **Essential Information**

MLS® #	A2222751
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,777
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1090 Copperfield Boulevard Se
Subdivision	Copperfield
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 0P3

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	8
Zoning	R-G

### Listing Details

Listing Office	Royal LePage Benchmark
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