

# \$564,900 - 52 Copperfield Rise Se, Calgary

MLS® #A2223415

**\$564,900**

2 Bedroom, 2.00 Bathroom, 1,454 sqft  
Residential on 0.14 Acres

Copperfield, Calgary, Alberta

**\*\*OPEN HOUSE Saturday June 7 from 2-4pm\*\*** Welcome to this IMMACULATELY MAINTAINED, original-owner WALKOUT detached 4-level split home, offering over 1,450 sq ft of DEVELOPED living space across three out of four levels, nestled on a GENEROUSLY SIZED 6,210 sq ft pie-shaped lot with alley access. This property offers ENDLESS POTENTIAL to create your own PRIVATE backyard oasis, and already features an oversized DOUBLE DETACHED GARAGE for your convenience.

As you approach, you're greeted by a lovely JAPANESE LILAC tree, adding charm and curb appeal to the front entry. Step inside to find a spacious FOYER—ideal for welcoming guests or getting the family ready for the day. Just three steps up, the main level features a BRIGHT, airy LIVING ROOM that flows seamlessly into an OPEN-CONCEPT kitchen and dining area, complete with a CENTRAL ISLAND with breakfast bar and a CORNER PANTRY—perfect for everyday living and entertaining alike.

The upper level offers a primary bedroom with a PRIVATE 4-piece ENSUITE with a soaker tub & walk-in closet, a second bedroom, and an ADDITIONAL full 4-piece bathroom—ideal for families or guests.

From the main floor, head down to the FULLY DEVELOPED 3rd level where you can WALKOUT to the backyard. A cozy retreat highlighted by a GAS FIREPLACE, perfect for movie nights and family gatherings. Finally



head down to the LOWER BASEMENT, currently UNDEVELOPED but featuring a LARGE WINDOW and ROUGH-INS for a THIRD bathroom—the PERFECT CANVAS for your future third bedroom, home gym, or office space.

The true SHOWSTOPPER of this property is the EXPANSIVE pie-shaped lot. Even with the double garage, there's still PLENTY OF ROOM to bring your backyard DREAMS to life—whether that's a lush garden, a play area, or a tranquil outdoor lounge space. This home is FULL of possibilities, whether you're a growing family or looking to downsize without compromise. Don't miss your chance to enjoy this INCREDIBLE SPACE—and make the most of your summer in a BACKYARD designed JUST for YOU.

Built in 2004

### Essential Information

MLS® #	A2223415
Price	\$564,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,454
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	52 Copperfield Rise Se
Subdivision	Copperfield
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z4V1

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, RV Access/Parking, RV Gated
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, See Remarks, Unfinished

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Level, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-G

### Listing Details

Listing Office	RE/MAX First
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