

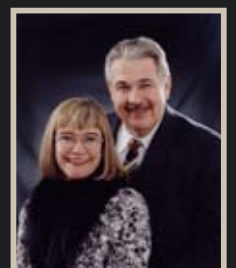
127 Copperfield Rise S.E.



Fantastic first time buyer or empty nester dream home. Spacious 2 plus 1 bedroom blevel Comes complete with 6 appliances, central air conditioning, double rear garage.



*Ellyn Mendham &
Tom Westcott*
realtors®



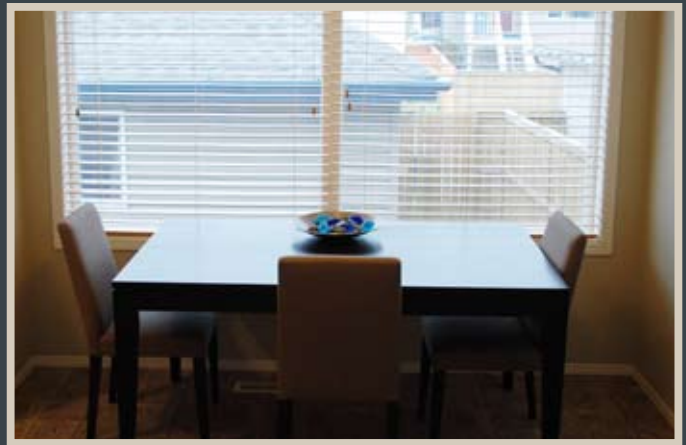
RE/MAX REALTY PROFESSIONALS

259-4141

www.CalgaryRealEstateSolutions.com



A gracious entry leads to the open plan main floor. The living room features a gas fireplace and display space for your TV and treasures.



The kitchen boasts loads of cupboard and counter space, gleaming black appliances, a pantry and handy breakfast bar. Adjacent dining area opens to a deck that's perfect for family barbecues.



127 Copperfield Rise S.E.



The fully finished basement boasts a large rec room with fireplace plus a guest bedroom and another 4 piece bath. There's also a laundry and storage.



The home is located on a quiet street close to parks and handy to shopping and restaurants.



RE/MAX REALTY PROFESSIONALS

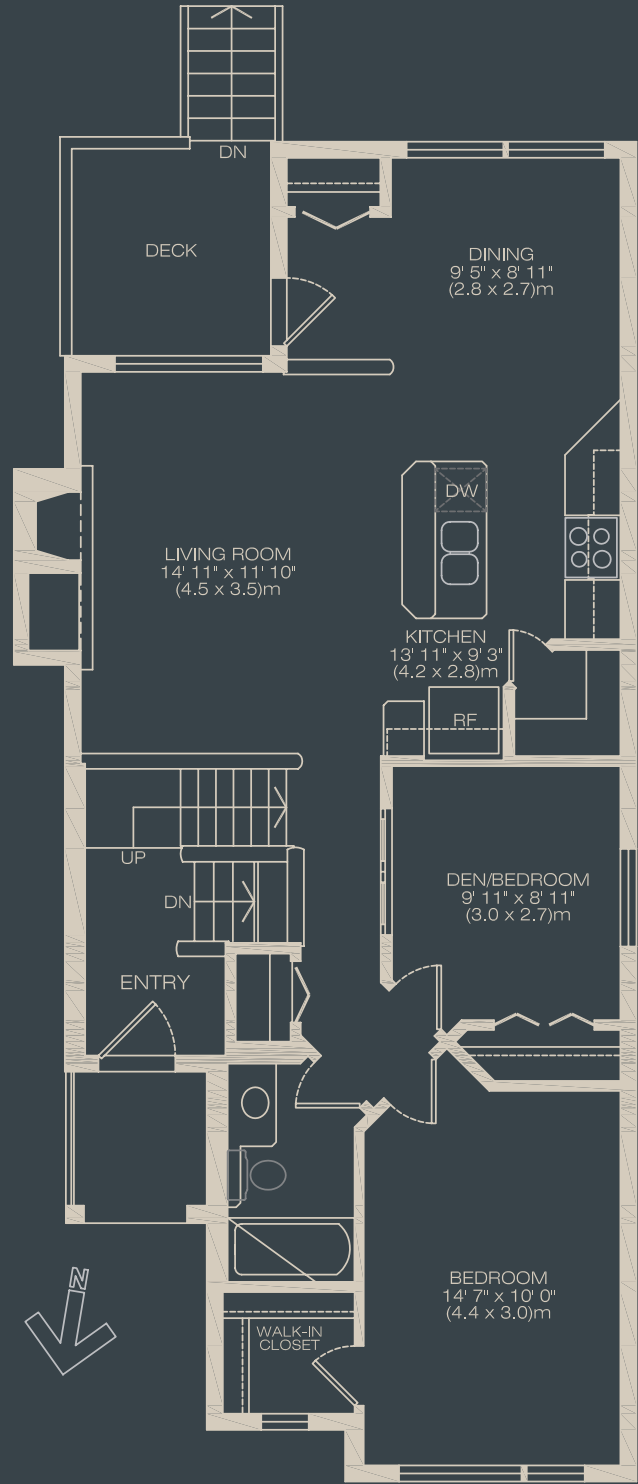
259-4141

www.CalgaryRealEstateSolutions.com

PREPARED FOR
 ELLYN MENDHAM &
 TOM WESTCOTT
 (RE/MAX PROFESSIONALS)



BASEMENT
 (Developed)
 620 SqFt
 57.6 m²



MAIN FLOOR
 1014 SqFt
 94.2 m²

127 Copperfield Rise
 S.E. Calgary

MR. MEASURE FLOOR PLANS LTD.
 403-803-2231

JCM8763
 07/09/09

DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE
 NEAREST TENTH OF A FOOT.

ALTHOUGH BELIEVED TO BE ACCURATE, MR. MEASURE
 IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE
 USED FOR LEGAL PURPOSES. -PLANS NOT TO SCALE-

<i>Address</i>	127 Copperfield Rise SE,			<i>Price</i>	\$ 325,900
<i>District</i>	Copperfield - D355			<i>Mortgage</i>	T.A.C.T.
<i>Salesperson</i>	Ellyn Mendham & Tom Westcott				
<i>Phone</i>	403 259 4141				
Lot	31.4" x 108.2'	Ext Fin	Vinyl	<i>RPR / Year</i>	New RPR ordered
Landscap	Yes	Heating	1F-A, A/C	<i>Compliance / Yr</i>	
Fenced	Yes	Flooring	Carpet/Lino	<i>Zoning</i>	R-1N
Style	Bi-Level	Home Size	1014 sf (94.2m2)	<i>Taxes 2008</i>	\$ 1,650.56
Age	2005	Fireplace	2 - Gas	<i>L. I. Levy</i>	None Noted
Living Rm	14'11" x 11'10"	Den / Bedroom	9'11" x 8'11"	<i>Rooms</i>	5 / 2
Kitchen	13'11" x 9'3"			<i>Possession</i>	30 Days - Neg.
Nook	9'5" x 8'11"	Laundry	Down		

Bathrooms 2 - 4 Piece
Bedrooms Master - (14'7" x 10') 2nd / Den (9'11" x 8'11")
Basement Fully Developed - Rec Room, Bedroom(11'11" x 8'8"), Bath - 4pce. Utility Room / Laundry
Garage Double Detached
Included Electric Stove, Fridge, Built-in Dishwasher, Built-in Microwave/Hood-Fan, All Window Coverings, Garage Door Opener & 2 Controls, Underground Sprinkler System, Air Conditioning, Washer & Dryer

Excluded *Knife Rack*

Remarks *FANTASTIC first time buyer or empty nester DREAM HOME. SPACIOUS Jayman built 2 +1 bedroom BILEVEL features open plan main floor with living room with GAS FIREPLACE. GREAT KITCHEN with tons of maple cupboards and counterspace plus pantry and breakfast bar, 6 appliances, FULLY FINISHED BASEMENT with high ceilings, family room with a second fireplace, guest bedroom plus a 4 piece bath. Also enjoy CENTRAL AIR CONDITIONING, underground sprinklers, a double rear garage and fully fenced yard. Don't miss this one!*

Owner **R. Vandertogt** Appointments **Lister** Leni **CBS**

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



Ellyn Mendham & Tom Westcott
realtors®



RE/MAX REALTY PROFESSIONALS

259-4141

www.CalgaryRealEstateSolutions.com