

\$625,000 - 92 Copperleaf Way Se, Calgary

MLS® #A2140126

\$625,000

3 Bedroom, 3.00 Bathroom, 1,784 sqft
Residential on 0.12 Acres

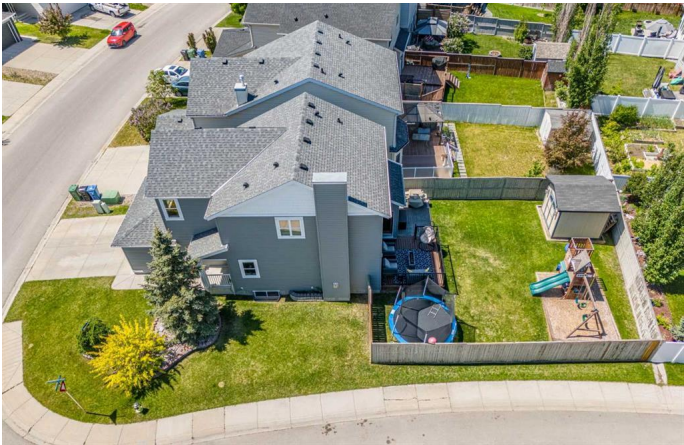
Copperfield, Calgary, Alberta

Welcome to your new home in the heart of Copperfield! This impeccably maintained property with a stunning curb appeal, offers everything you've been searching for in a family-friendly neighborhood.

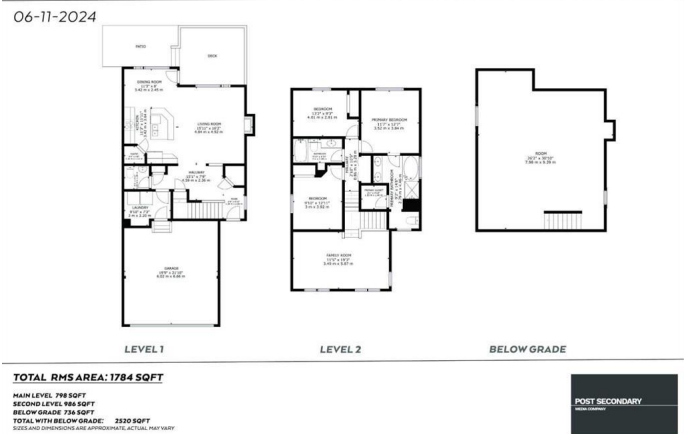
Situated on a 5300 sq ft CORNER LOT of a peaceful street within walking distance from Wildflower Pond, Isabella Elementary Junior High School and Copperfield School, and the community centre.

Step inside to discover a meticulously designed main floor with hardwood flooring boasting with abundance of natural light. The spacious living room welcomes you with a cozy gas FIREPLACE and large window, creating a warm and inviting atmosphere for gatherings with loved ones. Adjacent, the bright dining area opens onto a NEW 14'x12' DECK and STAMPED CONCRETE PATIO and a huge backyard providing the perfect setting for outdoor entertaining.

A chef's dream awaits in the well-appointed kitchen, featuring extra tall cabinetry, a walk-in pantry, and a large, angled island with a raised eating area. NEWER stainless-steel appliances, including a French door fridge with a dispenser, dishwasher, and microwave hood fan, elevate the culinary experience. A main floor laundry room and separate two-piece bathroom add convenience and



92 COPPERLEAF WAY SE - FLOORPLANS



functionality.

Ascend to the second floor to discover a versatile bonus/media room, ideal for movie nights or relaxation with friends and family. The primary retreat, overlooking the backyard, offers a serene escape with a sizable bedroom, walk-in closet, and luxurious five-piece ensuite bathroom featuring DUAL VANITIES, a SOAKER tub, and a separate shower. Two additional generous bedrooms and a four-piece family bathroom complete the upper level, featuring high ceilings and ample natural light.

A beautifully landscaped, well-maintained huge backyard with a 14'x12' DECK and STAMPED CONCRETE PATIO, SHED, and PLAY STRUCTURE (or RV parking if desired) is a dream.

Ready for your personal touch, the basement awaits your future plans with roughed-in plumbing and large windows.

Additional features include a 10x10 shed built in 2017, Air Conditioning installed in 2016 with a 10-year warranty, Dishwasher 2020, Fridge 2020, Microwave 2020, Washer and Dryer 2023, New Furnace & Hot Water Tank 2020, New Deck 2021, Stamped Concrete Pad 2021, New Siding and Roof in 2021, added Attic Insulation to R-50.

Don't miss the opportunity to call this exceptional property your home. Schedule your viewing today and discover the endless possibilities awaiting you at this well taken care of Copperfield residence.

Built in 2007

Essential Information

MLS® #	A2140126
Price	\$625,000

Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Copperleaf Way Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Corner Lot, Lawn, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 21st, 2024
Days on Market	7
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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