

\$739,800 - 94 Copperleaf Terrace Se, Calgary

MLS® #A2158181

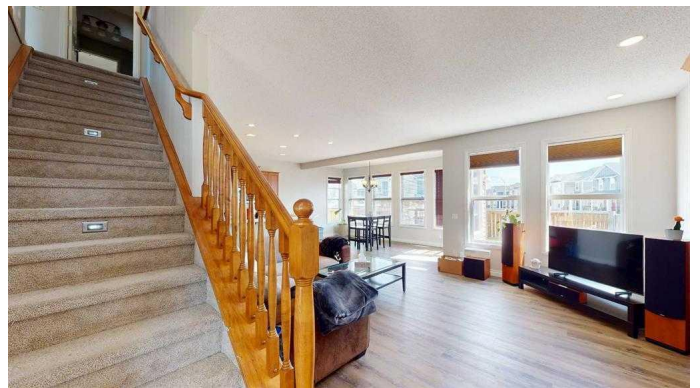
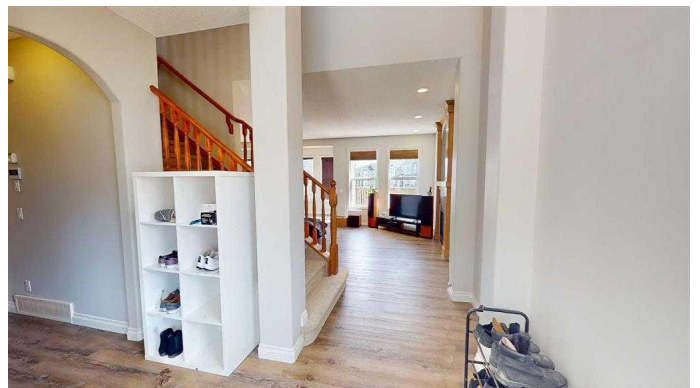
\$739,800

4 Bedroom, 4.00 Bathroom, 1,923 sqft

Residential on 0.13 Acres

Copperfield, Calgary, Alberta

Make your FIRST VISIT of this beautiful home that has a TRIPLE CAR ATTACHED located in Copperfield through the 3D VIRTUAL TOUR. This home includes multiple standout features that make it special, starting with the TRIPLE ATTACHED GARAGE and the full 1 bedroom ILLEGAL BASEMENT SUITE with SEPARATE SIDE ENTRANCE and own laundry area. This garage provides space for parking and storage and the illegal suite offers an excellent chance to cover some of your mortgage. Upon entering, you'll enjoy the flooring and paint throughout the house that was updated within the past few years. The family room is a big and full of natural light with the big windows. Stay warm on the those cold days with the natural gas fireplace. The kitchen has been beautifully updated and features GRANITE COUNTERTOPS and a STAINLESS STEEL APPLIANCE package that is only 2 year's old. Completing the main level is a 2 pce bathroom and laundry room that is located by the garage door. Heading upstairs, you'll find three spacious bedrooms and a bonus office space that is open to the main level. The kids bathroom is conveniently located with easy access to the bedrooms and includes modern updates, creating a stylish yet functional space for both bedrooms. The primary bedroom boasts a FIVE PIECE ENSUITE bathroom with a walk-in closet. This luxurious ensuite offers a well designed escape from all other parts of the house with its well-appointed fixtures and finishes. The illegal basement suite is



everything you would hope for as a buyer. A separate entrance provides the necessary means for tenants to enter the basement on their own. In the basement you will find a full kitchen, one bedroom with a big window for natural light and one full 4 pce bathroom. The basement also has its own washer and dryer. This house presents a wonderful opportunity to live and help cover part of your mortgage, or it works great as a full investment property. Situated on a desirable corner lot you are provided with lots of parking, additional privacy and a larger outdoor area for relaxation and entertaining. Don't miss the chance to own this incredible house.

Built in 2007

Essential Information

MLS® #	A2158181
Price	\$739,800
Sold Price	\$730,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,923
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	94 Copperleaf Terrace Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 0H9

Amenities

Parking Spaces 6

Parking Triple Garage Attached

Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features None

Lot Description Back Yard, Corner Lot, Irregular Lot, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 15th, 2024

Date Sold September 10th, 2024

Days on Market 26

Zoning R-1N

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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