

\$825,000 - 32 Copperleaf Bay, Magrath

MLS® #A2165413

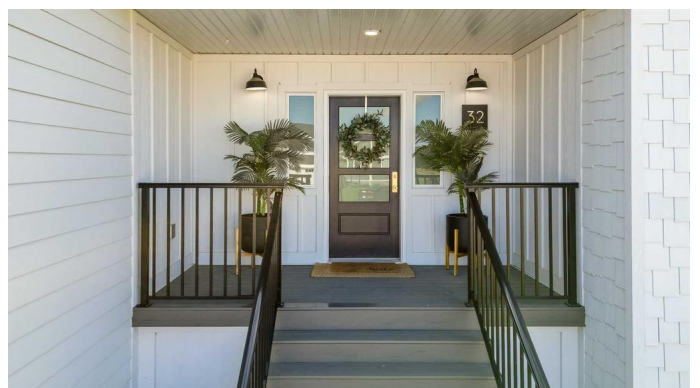
\$825,000

5 Bedroom, 4.00 Bathroom, 2,766 sqft

Residential on 0.20 Acres

NONE, Magrath, Alberta

This beautifully built, custom home situated on a gorgeously landscaped, fully fenced lot, in the quiet town of Magrath, is nothing short of a showstopper!! Located just 20 minutes from Lethbridge in an extremely family-friendly cul de sac, this home was built with comfort and convenience in mind. Some of its many incredible features include: Cafe appliances, quartz countertops throughout, luxury vinyl plank floors, a natural gas fireplace in the spacious living room, built-in lockers and a water fountain in the back mud-hall, an enormous downstairs family room, open concept main floor living, and so much more! This home's main floor, private primary bedroom retreat includes a huge walk in closet and a spa-like five piece ensuite bathroom. Also situated on the main level, you will find another large bedroom for kids or guests! Above the garage, a bonus room that could be used as a gym, office, additional bedroom, or just another play area for your kids awaits. Downstairs there are three generously sized bedrooms! Each bedroom has a proper built-in shelving unit for clothing organization and storage and large windows allowing that natural light to stream into your home. Throughout the home you will appreciate the large linen closets and designated storage rooms! The double attached garage, underground sprinklers, central air conditioning, hardiboard siding, and large back deck add to this quality home. It's clear to see that around each corner an additional



feature awaits you at 32 Copperleaf Bay! So don't delay! Call your REALTOR® and book your showing today!!

Built in 2020

Essential Information

MLS® #	A2165413
Price	\$825,000
Sold Price	\$808,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,766
Acres	0.20
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	32 Copperleaf Bay
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	October 9th, 2024
Days on Market	23
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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