



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**73 Copperleaf Bay
Magrath, Alberta**

MLS # A2224819



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Seasonal Water, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 Speakers in the family room wall, fire pit, fire wood, TV mounts in primary bedroom and living room.

Custom QUALITY Home with potential for 2 more Bedrooms and 1 more Bathroom! This beautiful bungalow home features an open kitchen/dining/living room with 9' ceilings, an 8' front door, solid maple cabinets, granite, BlueStar gas stove, garden doors to the deck and so much more. The spacious primary bedroom has the most beautiful ensuite with a stand alone tube, tiled walk-in shower, double sink vanity, and a large walk-in closet. The main floor also has 2 more bedrooms and a 4 piece bathroom. Laundry is in its own separate room just off the primary bedroom and the back entrance from the garage. The basement is currently open with a large family room and lots of storage but has room for 2 more bedrooms and is roughed-in for another bathroom. The walls are finished with exterior smart board perfect for durability (let the kids play!). The garage boasts 14' ceilings and two 9'x9' overhead doors. It is insulated and drywalled and plumbed for heating. This 10 year old home has had little wear n tear and is in great condition. There are still some unfinished projects like flooring going down the stairs or developing the rest of the basement as needed but it is ready to make it your own! Copperleaf is a great new neighbourhood, come check it out!