



**GRASSROOTS**  
REALTY GROUP

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**210 Copperleaf Bay SE**  
**Calgary, Alberta**

**MLS # A2230105**



**\$829,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,325 sq.ft.                                                             | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Oversized          |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn, Rectangular |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding            | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** King Bed Frame and mattress, dresser x3, side table x5, TV in Primary and living room, Double bed frame x2 and mattress x2, dining table with 8 chairs, 3 bar stools, couches x2, coffee table x2, entrance table, craft table, storage table, paintings x4, clock, mirror x5, gazebo, shed

Welcome to your dream home!! This Exquisite fully furnished 4 Bedroom, 3.5 Bathroom fully developed home is perfectly situated steps away from the Wildflower Pond, offering lifestyle comfort and sophistication. This modernly upgraded property features over \$140,000 in renovations, including white cabinetry, upgraded lighting, flat ceilings, and much more! The main floor boasts an open concept layout, with a gourmet kitchen, large island, Newer (2024) Energy efficient appliances, white cabinets, granite counter tops and a spacious living area perfect for entertaining. Upstairs includes a generous size bonus room overlooking the main floor living room. The luxurious primary suite offers a large walk in closet and an additional space that can be used for an office or walk in closet! Laundry is conveniently located on the upper floor for ease. The fully finished basement offers additional living space, a full bedroom, 3pc bathroom and a storage room. Energy efficient features and smart home upgrades complete the renovations! Whether you're hosting, relaxing, or working from home, this property offers the perfect balance of luxury, comfort, and location. Don't miss your chance to live in a highly sought-after neighborhood, within walking distance to schools, paths and transit! Schedule your showing today!