



GRASSROOTS
REALTY GROUP

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210 Copperleaf Bay SE
Calgary, Alberta

MLS # A2261753



\$749,900

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

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

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!