



**9 Copperleaf Way SE  
Calgary, Alberta**

**MLS # A2282971**



**\$659,900**

<b>Division:</b>	Copperfield	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b> 2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized	
<b>Lot Size:</b>	0.09 Acre	
<b>Lot Feat:</b>	Back Yard	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Soaking Tub, Storage		

**Inclusions:** Keys, Door Keypads, Water Filtration System, Outdoor Shed, All Wooden Shelving in Garage, Heater in Garage

\*\*OPEN HOUSE THIS SUNDAY, FEBRUARY 1st from 1:00pm - 3:00pm\*\* Located in the heart of Copperfield, this like-new and upgraded home offers over 2,600 sq. ft. of total developed living space (over 1,900 sq. ft. above grade), a fully finished basement, 3 bedrooms, 3.5 bathrooms, a sunny south-facing backyard, and a heated, oversized, double-attached garage. Thoughtfully designed with high ceilings and quality finishes throughout, this move-in-ready property is ideal for growing families or professionals seeking both comfort and functionality. The main floor features 9-ft ceilings, solid oak hardwood flooring, a bright, open layout, and oversized windows that fill the space with natural light. The kitchen includes stainless steel appliances, a gas range, a water filtration tap, an oversized island, and abundant cabinetry and counter space. The dining and living areas connect seamlessly, highlighted by a gas fireplace with a tile surround and wood mantle, as well as direct access to the backyard. Across the yard is the back lane, great alley access for RV's or Trailers! A powder room and laundry with built-ins complete the level. Upstairs, carpeted stairs lead to three bedrooms and a spacious bonus room. The primary suite offers custom closet organizers and a private 4-piece ensuite with a soaker tub and separate shower. The fully developed basement provides additional flexible living space with a large rec area and a full bathroom, perfect for guests, a home gym, or media room and already has a built-in surface for the perfect pool table! Enjoy the south-facing backyard with a large deck, privacy glass, expansive patio, and garden shed. Exterior updates include updated siding, soffits, fascia, and roof installed in 2021). Additional features include central AC, central vacuum, a water softener, fresh paint, heated + oversized garage with shelving.

Copperfield is a fantastic community for buyers of all kinds, with a diverse and comprehensive range of nearby shops, services, and amenities, including grocery stores, coffee shops, professional services, restaurants, fitness options, and more. Schools, parks, playgrounds, and pathways are all within walking distance. This home also benefits from close proximity to Stoney Trail, Deerfoot, 52 Street, and the BRT, making transit to the city easy. Sorry, Time Machine in the garage not included.