



GRASSROOTS
REALTY GROUP

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137 Copperleaf Bay SE
Calgary, Alberta

MLS # A2285712



\$725,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,914 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: In basement - Refrigerator, Hood fan, Electric Stove, Microwave

This beautifully maintained, two-storey built by Jayman Master Builders offers just under 2,000 sq. ft. of thoughtfully designed living space. Step inside to discover a bright, open-concept main floor with impressive 9-foot ceilings. The spacious living room is anchored by a cozy gas fireplace, creating the perfect setting for relaxing or entertaining. The chef-inspired kitchen features extended maple cabinetry, a walk-in pantry, and a massive island ideal for gatherings and meal prep. The dining area is bathed in natural light, surrounded by large windows overlooking the backyard. A convenient half bath and main-floor laundry complete this level. Upstairs, you'll find a generous bonus room with vaulted ceilings and elegant maple railings—perfect as a family room or media space. Three well-sized bedrooms provide plenty of room for the whole family. The primary suite is a true retreat, offering a walk-in closet and a luxurious ensuite with a soaker tub and separate shower. The basement, also built with 9-foot ceilings, is now fully developed and features an illegal suite—offering excellent flexibility for extended family living or potential rental income. This added space enhances the home's versatility and value. Parking is a breeze with the oversized, insulated and drywalled front-attached garage (21' x 22') and an extended driveway (40' x 22') to accommodate multiple vehicles. Outside, the fully landscaped and fenced yard features a cement patio, two apple trees, and beautiful rose bushes—an ideal space to relax and enjoy the outdoors. Tucked away in a quiet cul-de-sac in the desirable community of Copperfield, this exceptional property is close to schools, parks, shopping, and all amenities. Offering style, space, functionality, and income potential—this unique home truly has it all. Don't miss your opportunity!

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