



**93 Copperleaf Way SE  
Calgary, Alberta**

**MLS # A2288760**



**\$665,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<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, Pantry		

**Inclusions:** Hot tub (As-Is) & Gazebo in the backyard

**\*\* OPEN HOUSE SATURDAY FEB 28, 2-4PM & SUNDAY MARCH 1, 12-4PM \*\*** Located in the desirable community of Copperfield, this fully developed two storey home offers over 2,700 sq ft of comfortable developed living space designed for growing families. With 4 bedrooms, 3.5 bathrooms, a double attached garage, and air conditioning, this property delivers space, functionality, and convenience with easy access to both Stoney Trail and Deerfoot Trail. Step inside to a bright and welcoming entry with an open to above design that creates an immediate sense of space. Hardwood flooring runs throughout the main level, leading into a spacious living room centered around a gas fireplace and large windows that bring in plenty of natural light. The kitchen is thoughtfully laid out with full height cabinetry, a statement island with stone accents, modern lighting, and a walk through pantry that connects directly to the mudroom and garage. The dining area overlooks the backyard, and a 2 piece bath completes the main floor. Upstairs, the primary bedroom serves as a private retreat with a walk in closet and a 5 piece ensuite featuring dual sinks, a soaker tub, and separate shower. Two additional bedrooms, a versatile bonus room, a full bathroom, and a dedicated upper level laundry room provide both comfort and practicality. The fully finished basement adds even more flexibility with a large recreation area, an additional flex space ideal for a home gym or media setup, a fourth bedroom, and another full bathroom. All bathrooms have been updated with new ceramic tile, and the roof and siding were replaced in 2022. Outside, enjoy a private backyard complete with a large deck, gazebo, and hot tub, perfect for relaxing or hosting family and friends. Surrounded by parks, ponds, pathways, schools, and everyday amenities, this Copperfield home presents a fantastic opportunity

to settle into a well established southeast community.