



**135 Copperleaf Crescent SE
Calgary, Alberta**

MLS # A2294854



\$799,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: 2 refrigerators, 2 stoves, 2 microwaves, 2 dishwashers, island, garage door opener and 2 remotes, all window coverings

Beautiful 2-storey walkout backing onto the pond with a legal basement suite! This home is immaculate and thoughtfully designed to take full advantage of the view, with expansive windows that fill the space with natural light. The main floor features a spacious foyer, a convenient flex room/office, and an open-concept layout with a large living room complete with a gas fireplace and built-ins. The kitchen offers stainless steel appliances, a newer dishwasher, gas stove, granite countertops, and a breakfast bar. The sizeable dining area accommodates a full family table and overlooks the pond. You’ll also appreciate the walkthrough pantry, along with a stylish mudroom and laundry area just off the kitchen. Upstairs, the primary bedroom offers a comfortable retreat with a spacious ensuite featuring a separate shower and jetted soaker tub, walk-in closet and a seating nook. The additional bedrooms are both generously sized and share the main bathroom. The walkout basement includes a legal suite with two bedrooms, a full kitchen, living room, separate laundry and plenty of natural light. Outdoor living is exceptional in this home with both covered and uncovered patio spaces overlooking the pond. Enjoy year-round access to walking paths, plus a playground just across the water. The home is within walking distance to schools and offers quick access to Deerfoot and Stoney Trail. Other updates and features include air conditioning, new light fixtures throughout, new siding and roof (2022), updated hot water tank and 2 furnaces. Move in and enjoy everything this home and location has to offer!