



233 Copperleaf Way SE
Calgary, Alberta

MLS # A2295644



\$599,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,743 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Beautiful 4-Bedroom Front-Garage Home with 1-Bedroom Illegal Basement Suite in Copperfield. Welcome to this beautifully designed two-storey home located in the vibrant community of Copperfield. This well-maintained property features 4 bedrooms, 2.5 bathrooms, and a fully finished 1-bedroom illegal basement suite with a separate entrance — a rare opportunity to generate rental income, offset your mortgage, or accommodate multi-generational living. The bright and spacious main floor offers 9-foot ceilings and an open-concept layout ideal for modern living. The chef-inspired kitchen is the heart of the home, featuring stylish cabinetry, a chimney hood fan, stainless steel appliances, a large centre island with seating, and plenty of prep space. The dining area flows seamlessly into the spacious living room, making it perfect for both everyday living and entertaining. A convenient 2-piece bathroom completes this level. Upstairs, you’ll find a thoughtfully designed layout with four spacious bedrooms perfect for a growing family. The primary bedroom is generously sized and includes a walk-in closet and a luxurious 4-piece ensuite with dual vanities. Three additional bedrooms, another full bathroom, and upper-floor laundry add comfort and convenience for busy households. The fully finished illegal basement suite features its own private entrance and separate laundry, offering excellent potential for rental income, extended family living, or independent space for older children. Located in the family-friendly community of Copperfield, residents enjoy scenic walking paths, ponds, playgrounds, and nearby schools and daycares. Shopping, dining, and everyday amenities are just minutes away in Mahogany, McKenzie Towne, and Seton, with quick access to Stoney Trail and Deerfoot Trail for an easy commute. Homes with illegal suites like this are rarely available in

Copperfield. Book your private showing today and experience the value and lifestyle this home has to offer!