



**94 Copperleaf Terrace SE  
Calgary, Alberta**

**MLS # A2130070**



**\$799,800**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,923 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

**\*INVESTMENT OPPORTUNITY\*** Make your **FIRST VISIT** of this beautiful home that has a **TRIPLE CAR ATTACHED** located in Copperfield through the **3D VIRTUAL TOUR**. This home includes multiple standout features that make it special, starting with the **TRIPLE ATTACHED GARAGE** and the full 1 bedroom **ILLEGAL BASEMENT SUITE** with **SEPARATE SIDE ENTRANCE** and own laundry area. This garage provides space for parking and storage and the illegal suite offers an excellent chance to cover some of your mortgage. Upon entering, you'll enjoy the flooring and paint throughout the house that was updated within the past few years. The family room is a big and full of natural light with the big windows. Stay warm on the those cold days with the natural gas fireplace. The kitchen has been beautifully updated and features **GRANITE COUNTERTOPS** and a **STAINLESS STEEL APPLIANCE** package that is only 2 year's old. Completing the main level is a 2 pce bathroom and laundry room that is located by the garage door. Heading upstairs, you'll find three spacious bedrooms and a bonus office space that is open to the main level. The kids bathroom is conveniently located with easy access to the bedrooms and includes modern updates, creating a stylish yet functional space for both bedrooms. The primary bedroom boasts a **FIVE PIECE ENSUITE** bathroom with a walk-in closet. This luxurious ensuite offers a well designed escape from all other parts of the house with its well-appointed fixtures and finishes. The illegal basement suite is everything you would hope for as a buyer. A separate entrance provides the necessary means for tenants to enter the basement on their own. In the basement you will find a full kitchen, one bedroom with a big window for natural light and one full 4 pce bathroom. The basement also has its on washer and dryer. This house

presents a wonderful opportunity to live and help cover part of your mortgage, or it works great as a full investment property. Situated on a desirable corner lot you are provided with lots of parking, additional privacy and a larger outdoor area for relaxation and entertaining. Don't miss the chance to own this incredible house.