



**94 Copperleaf Terrace SE
Calgary, Alberta**

MLS # A2158181



\$739,800

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

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

Inclusions: N/A

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.