

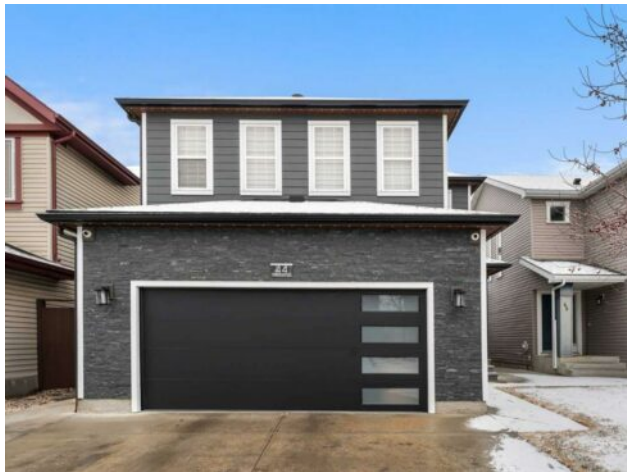


GRASSROOTS
REALTY GROUP

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44 Copperleaf Way SE
Calgary, Alberta

MLS # A2204388



\$782,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, In Gara		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Private, Street Lighting, Yard Lights		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Cement Fiber Board, Composite Siding, Concrete, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Hot-tub in Backyard, Electric Fireplace.

PRICE REDUCED, Welcome Home to 44 Copperleaf Way! This beautiful 3-bedroom, main floor office, 2.5-bathroom home is located in the amazing community of Copperfield. The home features numerous exterior upgrades, including all Hardie board siding and a Level 3 roof, providing protection against alberta hail storms. The property is immaculately clean, with a spacious bonus room and a functional main floor layout featuring 3 bedrooms, an office/den, and a convenient sink hookup — perfect for a home business! The home boasts a new furnace and A/C system installed in 2022-23, and upgraded appliances throughout. Step outside to your very own oasis with a finished backyard, perfect for a hot tub, and a beautiful pergola, making it the perfect space to relax/entertain. Additional features include upgraded lighting, tall 9' ceilings, and large windows that fill the home with natural light. The garage is finished, insulated, and includes epoxy floors for added durability. This home is truly a must-see. Don’t miss out on this opportunity! Call a REALTOR® to view.