



17 Copperleaf Way Calgary Alberta

\$697,000

Nestled on a quiet street in the family-focused community of Copperfield, this beautifully maintained and thoughtfully updated 4-bedroom, 3.5-bathroom home offers the perfect balance of comfort, style, and convenience. With quick access to local schools, parks, playgrounds, and a full range of amenities—including grocery stores, restaurants, and the Ring Road—this home is ideally situated for modern family living. With over \$85,000 in recent renovations and updates, this home is completely ready for your family to move in and enjoy! The main floor welcomes you with a bright and airy open-concept living space, updated in the last few months with luxury vinyl plank flooring, new trim, and modern paint. At the heart of the home is a brand new, professionally designed kitchen (2025) featuring a stunning oversized island with quartz countertops, filtered water tap, a designer Silgranit sink and top-of-the-line integrated appliances. High-end, ceiling-height cabinetry, a spacious corner pantry and extended sideboard offer both exceptional storage and visual appeal. The living room is flooded with natural light from large south-facing windows and centers around a gas fireplace with a show-stopping custom limestone surround. The adjacent dining area opens directly to a private backyard, complete with a spacious deck and 29'x16' brick patio—ideal for summer barbecues, family gatherings, or a future hot tub. A powder room and practical laundry room leading to the double attached finished garage complete the main floor. Upstairs features three generously sized bedrooms, including a bright primary suite with a walk-in closet and a luxurious ensuite featuring a double vanity, oversized soaker tub, and separate glass shower. The large bonus room with vaulted ceilings, Panasonic 3000 projector, speakers and and framed screen is perfect for a media space, playroom or home ...

Bedroom 9.67 Ft x 9.50 Ft
 Family room 13.58 Ft x 11.58 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Living room 14.17 Ft x 14.00 Ft
 Kitchen 11.83 Ft x 9.83 Ft
 Breakfast 10.92 Ft x 7.08 Ft

2pc Bathroom .00 Ft x .00 Ft
 Bonus Room 18.92 Ft x 10.75 Ft
 Primary Bedroom 14.75 Ft x 13.25 Ft
 5pc Bathroom .00 Ft x .00 Ft
 Bedroom 9.67 Ft x 9.42 Ft
 Bedroom 9.92 Ft x 8.92 Ft
 a

Listing Presented By:



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Laundry room 5.92 Ft x 4.92 Ft

4pc Bathroom .00 Ft x .00 Ft