



94 Copperleaf Terrace Calgary Alberta

\$779,800

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 mortg...

Bedroom 15.17 Ft x 11.33 Ft

Bedroom 14.92 Ft x 9.58 Ft

4pc Bathroom Measurements not available

Primary Bedroom 15.00 Ft x 11.92 Ft

5pc Bathroom Measurements not available

Kitchen 12.50 Ft x 10.17 Ft

4pc Bathroom Measurements not available

Bedroom 11.83 Ft x 9.83 Ft

Living room 15.00 Ft x 18.33 Ft

Other 24.17 Ft x 16.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.bradylayton.com/>



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Living room 17.67 Ft x 15.33 Ft

2pc Bathroom Measurements not available