



44 Copperleaf Way Calgary Alberta

\$799,000

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(R) to view. (id:6769)

Bonus Room 21.19 Ft x 13.78 Ft
Primary Bedroom 17.88 Ft x 15.16 Ft
4pc Bathroom 8.37 Ft x 5.00 Ft
4pc Bathroom 8.60 Ft x 9.00 Ft
Bedroom 12.14 Ft x 9.74 Ft
Bedroom 12.14 Ft x 9.71 Ft
Other 26.15 Ft x 34.28 Ft

Living room 13.71 Ft x 14.60 Ft
Kitchen 13.02 Ft x 12.80 Ft
Dining room 13.12 Ft x 8.43 Ft
Office 9.74 Ft x 9.68 Ft
2pc Bathroom 5.12 Ft x 5.31 Ft
Laundry room 7.35 Ft x 5.31 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Central)

<https://www.sakson.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca