



9 Copperleaf Way Calgary Alberta

\$659,900

****OPEN HOUSE THIS SUNDAY, FEBRUARY 1st from 1:00pm - 3:00pm**** Located in the heart of Copperfield, this like-new and upgraded home offers over 2,600 sq. ft. of total developed living space (over 1,900 sq. ft. above grade), a fully finished basement, 3 bedrooms, 3.5 bathrooms, a sunny south-facing backyard, and a heated, oversized, double-attached garage. Thoughtfully designed with high ceilings and quality finishes throughout, this move-in-ready property is ideal for growing families or professionals seeking both comfort and functionality. The main floor features 9-ft ceilings, solid oak hardwood flooring, a bright, open layout, and oversized windows that fill the space with natural light. The kitchen includes stainless steel appliances, a gas range, a water filtration tap, an oversized island, and abundant cabinetry and counter space. The dining and living areas connect seamlessly, highlighted by a gas fireplace with a tile surround and wood mantle, as well as direct access to the backyard. Across the yard is the back lane, great alley access for RV's or Trailers! A powder room and laundry with built-ins complete the level. Upstairs, carpeted stairs lead to three bedrooms and a spacious bonus room. The primary suite offers custom closet organizers and a private 4-piece ensuite with a soaker tub and separate shower. The fully developed basement provides additional flexible living space with a large rec area and a full bathroom, perfect for guests, a home gym, or media room and already has a built-in surface for the perfect pool table! Enjoy the south-facing backyard with a large deck, privacy glass, expansive patio, and garden shed. Exterior updates include updated siding, soffits, fascia, and roof installed in (2021). Additional features include central AC, central vacuum, a water softener, fresh paint, heated + oversized garage with shelving. Copperfield is a fan...

Primary Bedroom 14.92 Ft x 11.75 Ft

Other 5.67 Ft x 4.92 Ft

Bedroom 10.42 Ft x 9.92 Ft

Bedroom 10.67 Ft x 10.50 Ft

Bonus Room 14.75 Ft x 12.92 Ft

4pc Bathroom 12.33 Ft x 11.75 Ft

Recreational, Games room 14.00 Ft x 12.33 Ft

Recreational, Games room 21.50 Ft x 11.83 Ft

3pc Bathroom 10.25 Ft x 6.50 Ft

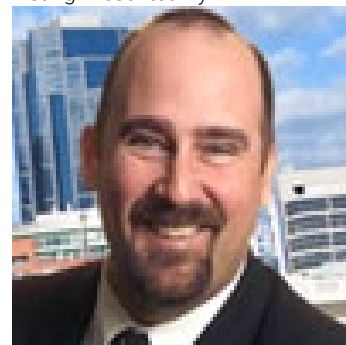
Living room 13.17 Ft x 12.58 Ft

Kitchen 12.92 Ft x 10.17 Ft

Laundry room 9.42 Ft x 5.58 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

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4pc Bathroom 8.33 Ft x 4.92 Ft

2pc Bathroom 5.92 Ft x 5.58 Ft