



# 93 Copperleaf Way Calgary Alberta

\$665,000

**\*\* OPEN HOUSE SATURDAY FEB 28, 2-4PM & SUNDAY MARCH 1, 12-4PM \*\*** Located in the desirable community of Copperfield, this fully developed two storey home offers over 2,700 sq ft of comfortable developed living space designed for growing families. With 4 bedrooms, 3.5 bathrooms, a double attached garage, and air conditioning, this property delivers space, functionality, and convenience with easy access to both Stoney Trail and Deerfoot Trail. Step inside to a bright and welcoming entry with an open to above design that creates an immediate sense of space. Hardwood flooring runs throughout the main level, leading into a spacious living room centered around a gas fireplace and large windows that bring in plenty of natural light. The kitchen is thoughtfully laid out with full height cabinetry, a statement island with stone accents, modern lighting, and a walk through pantry that connects directly to the mudroom and garage. The dining area overlooks the backyard, and a 2 piece bath completes the main floor. Upstairs, the primary bedroom serves as a private retreat with a walk in closet and a 5 piece ensuite featuring dual sinks, a soaker tub, and separate shower. Two additional bedrooms, a versatile bonus room, a full bathroom, and a dedicated upper level laundry room provide both comfort and practicality. The fully finished basement adds even more flexibility with a large recreation area, an additional flex space ideal for a home gym or media setup, a fourth bedroom, and another full bathroom. All bathrooms have been updated with new ceramic tile, and the roof and siding were replaced in 2022. Outside, enjoy a private backyard complete with a large deck, gazebo, and hot tub, perfect for relaxing or hosting family and friends. Surrounded by parks, ponds, pathways, schools, and everyday amenities, this Copperfield home presents a fantastic opportunity to settle into a well es...

4pc Bathroom 10.83 Ft x 6.58 Ft  
 Bedroom 10.17 Ft x 15.17 Ft  
 Recreational, Games room 23.67 Ft x 27.33 Ft  
 2pc Bathroom 5.92 Ft x 5.33 Ft  
 Dining room 12.92 Ft x 10.42 Ft  
 Kitchen 9.83 Ft x 13.50 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft  
 5pc Bathroom 12.75 Ft x 9.58 Ft  
 Bedroom 9.25 Ft x 13.92 Ft  
 Bedroom 10.75 Ft x 13.58 Ft  
 Laundry room 8.92 Ft x 5.50 Ft  
 Office 12.75 Ft x 7.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Living room 15.17 Ft x 17.58 Ft

Primary Bedroom 11.92 Ft x 16.08 Ft