



**93 Copperleaf Way SE
Calgary, Alberta**

MLS # A2288760



\$649,999

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry		

Inclusions: Hot tub (As-Is) & Gazebo in the backyard

****OPEN HOUSE 1-4pm April 18.**** 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 established

southeast community.