



32 Copperleaf Way SE
Calgary, Alberta

MLS # A2314747



\$580,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

This spacious 3-bedroom home offers an incredible opportunity to build equity in a sought-after family location on a quiet street, just around the corner from the school. With 1,936 sq ft, a functional layout, and several key updates already completed including newer shingles, the heavy lifting has been done & now it's ready for your finishing touches. Fresh paint, vinyl plank flooring, and 9' knockdown ceilings run throughout the home, creating a bright and cohesive feel. The main floor features an open-concept layout with gas fireplace, a functional kitchen with gas stove, a spacious entry complete with walk in closet, and a convenient laundry/mudroom combination off the double attached garage. Upstairs, you'll find a bonus room with impressive high ceilings, a large primary retreat featuring an ensuite with separate shower and soaker tub along with a walk in closet, two additional bedrooms, and a full bath. The unfinished basement offers plenty of room for future development. Outside is where the potential really shines & the backyard is packed with features including extensive landscaping, a massive patio with an outdoor kitchen, sunken fire pit area, and a gazebo with a hot tub creating an amazing entertaining space. With strong bones, standout outdoor features, and an excellent location, this home is a fantastic option for buyers looking to gain value in a desirable neighbourhood.