



GRASSROOTS

REALTY GROUP

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**133 Copperleaf Bay SE
Calgary, Alberta**

MLS # A2324296



\$749,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,466 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, French Door, Open Floorplan		

Inclusions: NA

OPEN HOUSE SUNDAY JUNE 28th 3-5pm! Welcome to 133 Copperleaf Bay SE! This gorgeous home sits on a pie shaped lot in a quiet cul-de-sac in the family friendly community of Copperfield. With 2466SF of finished living space and a 1102SF unfinished basement ready for your touch, this home has space for everyone! Entering the home you are greeted by a spacious foyer and can immediately see the bright open floor plan. Heading in you will find a nice size office and 2 piece guest bathroom to make working from home a breeze. The open main living area is perfect for larger families and those who love to entertain. The large living room leads to the kitchen, with centre island and tons of cabinet and storage space. The dining area with room for a full size table overlooks the back yard and leads onto the patio. Back through the kitchen you will find a mud room and separate laundry room and leading out to your garage. Heading up to the second floor, you are greeted with a huge bonus room, perfect for relaxing with the family and a spacious area for the kids to play. To your right is the primary bedroom complete with a 5 piece ensuite bathroom and walk in closet. Back down the hall are 2 other well sized bedrooms and 4 piece bathroom. The unfinished basement is ready for your personal touch, with over 1100SF to bring your ideal space to life. The kids and family will love the back yard, with a large patio and loads of space to play. Other features of this fabulous home include Central Air to keep you cool on the warm summer days, and a cozy living room fireplace for the chilly Calgary winters. If you are looking for a great size home in a family friendly community, this is it! Contact your realtor and book your showing in Copperfield today!