



**35 Copperleaf Crescent SE  
Calgary, Alberta**

**MLS # A2326606**



**\$760,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,324 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home		

**Inclusions:** NA

Welcome to this beautifully upgraded home blending modern comfort, smart-home innovation, and an outdoor oasis—all located just steps from a nearby school. The main and upper levels shine with enhanced light fixtures, pot lights (some smartphone/Alexa controlled), and upgraded blinds, featuring motorized remote-control blinds in the primary bedroom, bonus room, and living room. Say goodbye to carpet with high-end luxury vinyl flooring flowing throughout the entire second level, mudroom, and pantry. The heart of the home is an elevated kitchen boasting a new stove, updated countertops, and a modern sink. Upstairs, the bathrooms feature refreshed countertops for a sleek look. Enjoy ultimate climate control and energy efficiency with advanced dual-zone thermostats paired with basement temperature sensors, plus added peace of mind with a front-door security camera. Step outside into your private backyard retreat, complete with lush landscaping, mature apple and cherry apple trees, and a spacious deck featuring built-in lighting and a gazebo. An additional pergola provides the perfect flexible space for outdoor gatherings or a future hot tub. This home truly offers exceptional convenience in a peaceful, private atmosphere!