



GRASSROOTS
REALTY GROUP

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58 Copperleaf Terrace SE
Calgary, Alberta

MLS # A2347525



\$727,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,378 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	N/A		

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom two-storey home with a front-attached garage in the family-friendly community of Copperfield. Offering a spacious and functional layout, this home features a fully finished 1-bedroom illegal basement suite with a separate entrance, providing flexible space for extended family, guests, or potential rental use. The bright main floor features 9-foot ceilings, large windows, and an open-concept design. The stylish kitchen offers ample cabinetry, stainless steel appliances, chimney-style hood fan, large centre island, generous counter space, breakfast nook, and a large walk-in pantry. The kitchen overlooks the dining area and spacious living room, creating an inviting setting for everyday living and entertaining. A convenient 2-piece bathroom and laundry area complete the main level. Upstairs features three generously sized bedrooms plus a large family room, offering plenty of space for family activities, recreation, or a home office. The primary bedroom includes a walk-in closet and 4-piece ensuite with a soaker tub. Two additional bedrooms and a full bathroom complete the upper level. The original upper-floor laundry room has been converted into a prayer room, while the existing water connections still remain, providing the option to convert it back to a laundry area. The beautifully landscaped backyard is designed for outdoor enjoyment and entertaining, featuring artificial grass, a mini-golf area, built-in gas fire pit, large gazebo, and spacious hot tub(hot tub is not included). The fully finished 1-bedroom illegal basement suite features a separate entrance, separate laundry, kitchen, full bathroom, and a large family room. This space offers flexibility for extended family, guests, or rental use. Recent updates include roof replacement in 2023, tankless hot water systems in 2023, and garage door replacement in 2024.

Conveniently located close to schools, daycares, playgrounds, ponds, walking paths, shopping, dining, and everyday amenities, with easy access to Mahogany, McKenzie Town, Seton, Stoney Trail, and Deerfoot Trail. Book your private showing today!