



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

62 Copperleaf Terrace SE
Calgary, Alberta

MLS # A2349211



\$699,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,605 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions:	None
--------------------	------

Located in the welcoming community of Copperfield, this beautiful five-bedroom, 3.5-bathroom former show home is close to two schools, a park, shopping, walking paths and trails—an ideal setting for families to settle and grow. The main floor features an impressive foyer, a private den/home office with built-ins, and an inviting living room with a gas fireplace and custom mantle. The spacious kitchen offers granite countertops, a large center island, stainless steel appliances, a walk-in pantry and a generous dining area. A powder room and main-floor laundry complete this level. Upstairs, you’ll find a bright bonus room, three bedrooms and two full bathrooms. The primary retreat includes a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, a jetted tub and a separate shower. The fully finished illegal basement suite adds two bedrooms, a spacious living area, kitchenette and 4-piece bathroom. Central air conditioning, a fenced backyard with a deck and a double attached garage complete this impressive home.