

101 Copperleaf Bay SE
Calgary, Alberta

MLS # A2212369



\$779,900

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|------------------|---|---------------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,344 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Corner Lot, Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings | | |

Inclusions: Curtains

Welcome to this beautifully appointed 5-bedroom, 3.5-bathroom home nestled in a serene cul-de-sac in the sought-after community of Copperfield. Boasting over 3,285 square feet of meticulously designed living space, this residence offers a perfect blend of comfort and sophistication. Step inside to discover a welcoming layout featuring gleaming hardwood floors and soaring 9-foot ceilings. The spacious family room is adorned with a gas fireplace and expansive windows that flood the space with natural light. The chef-inspired kitchen is equipped with granite countertops, ample cabinetry, a stylish brick backsplash, and stainless steel appliances. A dedicated dining area, private office, and a convenient half bathroom complete the main level. Additionally, a separate entrance provides added flexibility for potential home-based businesses or guest accommodations. Ascend the open staircase to find a luxurious master suite featuring a walk-in closet and a spa-like ensuite with a soaker tub, glass shower, and dual sinks. Two additional generously sized bedrooms, a full bathroom, a versatile bonus room, and a laundry area ensure ample space for family living. The fully finished basement offers two more bedrooms, a full bathroom, and a large flex space—ideal for a home gym, media room, or play area. Situated on a corner lot, the professionally landscaped backyard is a private haven, complete with a sun-soaked deck perfect for summer gatherings. Stay comfortable year-round with central air conditioning. Copperfield is renowned for its family-friendly atmosphere, featuring numerous parks, ponds, and interconnected pathways that promote an active lifestyle. Residents enjoy access to amenities such as tennis courts, a community skating rink, and a vibrant community center. The neighborhood is also home to reputable schools, shopping centers, and dining options,

ensuring all your daily needs are within reach.