

# \$782,000 - 44 Copperleaf Way Se, Calgary

MLS® #A2204388

**\$782,000**

3 Bedroom, 3.00 Bathroom, 2,113 sqft

Residential on 0.09 Acres

Copperfield, Calgary, Alberta

PRICE REDUCED, Welcome Home to 44 Copperleaf Way!

This beautiful 3-bedroom, main floor office, 2.5-bathroom home is located in the amazing community of Copperfield. The home features numerous exterior upgrades, including all Hardie board siding and a Level 3 roof, providing protection against alberta hail storms. The property is immaculately clean, with a spacious bonus room and a functional main floor layout featuring 3 bedrooms, an office/den, and a convenient sink hookup â€” perfect for a home business!

The home boasts a new furnace and A/C system installed in 2022-23, and upgraded appliances throughout. Step outside to your very own oasis with a finished backyard, perfect for a hot tub, and a beautiful pergola, making it the perfect space to relax/entertain.

Additional features include upgraded lighting, tall 9' ceilings, and large windows that fill the home with natural light. The garage is finished, insulated, and includes epoxy floors for added durability.

This home is truly a must-see. Donâ€™t miss out on this opportunity! Call a REALTOR® to view.

Built in 2007



## Essential Information

MLS® #	A2204388
Price	\$782,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,113
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	44 Copperleaf Way Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1S3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated, Off Street, Oversized, 220 Volt Wiring, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Private, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	22
Zoning	R-G

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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