

7 Copperleaf Terrace SE  
Calgary, Alberta

MLS # A2213153

\$765,990

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Location, Location, Location! A wonderful, fully developed, two story family home with over 3100 Sq. Ft of living space! 4 Great sized bedrooms PLUS bonus room and SEPARATE entry to basement! Tucked away on a peaceful street, this prime location offers everything you could possibly want. With the community pathway and serene nature pond just steps from your door, and the local school only a short walk away, this exceptional Albi built home is truly in a league of its own. As soon as you enter through the spacious front entryway, you'll be greeted with 9' ceilings throughout the main floor. The open layout is perfect for entertaining or relaxing with family. The generous kitchen boasts plenty of counter space and cabinets for all your storage needs. Cook like a pro with quality Bosch appliances including a gas range cooktop and built-in oven and microwave. The functional large island with eating bar & great for quick meals or hosting dinner parties. The sunny dining area overlooks the great room which features a beautiful gas fireplace surrounded in stone & perfect for cozy evenings at home. Upstairs, you'll find 3 spacious bedrooms including the primary bedroom with an ensuite featuring dual sinks, an oversized separate shower with seat, and deep soaker tub & perfect for unwinding after a long day. Plus you'll love the walk-in closet! The bonus room is ideal for movie nights or playing games with friends and family. And let's not forget about the convenience of the upper floor laundry room. But that's not all! The basement offers a 1-bedroom illegal suite with a separate side entrance, 9' ceilings, and a comfortable living area with fireplace, currently rented with tenants month to month (currently pay \$900/month plus 30% of utilities). And if outdoor living is important to you, look no further than this sunny southwest backyard fully fenced in with a

rear deck - perfect for summer BBQs or enjoying your morning coffee. This friendly community has everything you need within reach including amenities such as shopping and restaurants, transit, and easy access to major commuting roads. Don't miss out on the opportunity to make this your forever home &ndash; schedule a viewing today!