

82 Copperleaf Terrace SE
Calgary, Alberta

MLS # A2255344



\$679,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home		

Inclusions: Garage Heater, Shed, Hot tub negotiable

Welcome to this stunning two-story home designed with entertaining in mind. Boasting over 2,200 sq. ft. above grade, this open-concept layout flows seamlessly from one generous space to the next. Main Floor Highlights • Grand Entrance: Spacious front entry with excellent sightlines. • Work from Home Ready: A large main floor office perfect for productivity. • Chef's Kitchen: Stainless steel appliances, tons of counter space, and a massive dining area for hosting family and friends. • Living Room Retreat: Cozy up around the fireplace in the expansive family room with a towering ceiling. Outdoor Oasis Step outside to your huge deck for summer barbecues or head down to the lower deck featuring a gazebo and negotiable hot tub. Perfect for relaxing or entertaining under the stars. Comfort & Convenience • Central air conditioning • Heated garage • Abundant storage, including a dedicated heated storage room Bedrooms & Bathrooms This home offers 3 full bathrooms + 1 half bath, ensuring plenty of space for the whole family and guests. 3 Huge Bedrooms. Primary bedroom will comfortably fit your King size bedroom suite, and the huge ensuite and walk-in-closet is a must for King size living Lower Level Luxury The fully developed basement features a semi-soundproof theatre room wired for 9.2 surround sound—your private cinematic experience at home. You'll also find additional storage and versatile living space. Wait until you see the Gym area, it will impress the serious. Location, Location, Location Nestled on a quiet cul-de-sac with friendly neighbours, you'll enjoy the peace and privacy of suburban living while being close to schools, shopping, and amenities.