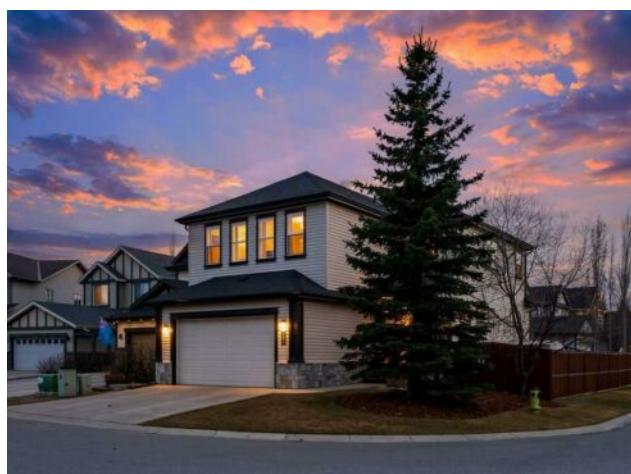


**101 Copperleaf Bay SE
Calgary, Alberta**

MLS # A2212369



\$779,900

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		

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.