

# \$749,000 - 44 Copperleaf Way Se, Calgary

MLS® #A2225188

**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,113 sqft

Residential on 0.09 Acres

Copperfield, Calgary, Alberta

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, with 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! Check out the 3D tour.



Built in 2007

## Essential Information

MLS® # A2225188

Price \$749,000

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, Garage Door Opener, Garage Faces Front, Heated Garage |
| # of Garages   | 2                                                                                       |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings                          |
| Heating           | Central                                                                                                                                  |
| Cooling           | Central Air, Full                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Rain Gutters  |
| Lot Description   | Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle             |

|              |                                          |
|--------------|------------------------------------------|
| Construction | Cement Fiber Board, Concrete, Wood Frame |
| Foundation   | Poured Concrete                          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 18             |
| Zoning         | R-G            |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Skyfort Estate |
|----------------|----------------|

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