

\$787,000 - 44 Copperleaf Way Se, Calgary

MLS® #A2204388

\$787,000

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 | \$787,000 |
| 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 | 220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Off Street, Oversized |
| # 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 | 20 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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