

# \$799,000 - 82 Copperleaf Park Se, Calgary

MLS® #A2224156

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,367 sqft

Residential on 0.20 Acres

Copperfield, Calgary, Alberta

The perfect FAMILY HOME on the perfect lot in the perfect location!! 4 BEDROOMS UP and 2.5 BATHROOM home with 2366 square feet of developed living space on a MASSIVE PIE LOT! \*\*\*CLICK ON MOVIE REEL ICON ABOVE FOR VIDEO AND 3D ICON FOR VIRTUAL TOUR \*\*\*. You simply can't find lots of this size in the city anymore in newer communities like Copperfield. Enjoy a morning coffee and watch your children cross the street to school or take a shorty stroll to the nearby outdoor irink or pond. The walkability of this property is off the charts and there are almost too many upgrades and luxuries to name in this meticulously maintained home. Inside you will notice the spaciousness of the layout with open concept design, massive bedrooms and generous living spaces. UPGRADED FEATURES INCLUDE: New Roof with Lifetime warranty, New Eaves, Soffit and Facia, \$30,000 of New High Efficiency Windows in entire home, Gemstone Lighting on exterior, 9 foot ceilings on the main and in the partially developed basement, Granite Counters and Stainless Steel appliances, NEW upper floor laundry, Central A/C, State of the Art Hot Tub Spa, Underground Sprinkling System, Central Vacuflow, \$10,000 Rainbow children's play system, and an INSULATED and HEATED oversized Garage!!! The backyard is a MASSIVE FAMILY OASIS anchored by a fantastic hot tub, full home length rear deck and children's playground set opening onto a



large yard space. The sunken cobblestone patio provides perfect privacy and an additional relaxing space to enjoy the beautiful summer weather. Simply put....there is nothing to compare to this spectacular home at this price point in Copperfield or any of the neighbouring communities. Don't miss this opportunity for your family!

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224156    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,367       |
| Acres          | 0.20        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 82 Copperleaf Park Se |
| Subdivision | Copperfield           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z0J2                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Range Hood, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | Central Air                                                                                           |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Gas, Living Room                                                                                      |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Partially Finished                                                                              |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Private Yard      |
| Lot Description   | Pie Shaped Lot                  |
| Roof              | Asphalt                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 14             |
| Zoning         | R-G            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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