

# \$799,999 - 82 Copperleaf Park Se, Calgary

MLS® #A2209995

**\$799,999**

4 Bedroom, 3.00 Bathroom, 2,366 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 3.5 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, 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® #	A2209995
Price	\$799,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,366
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	April 9th, 2025
Days on Market	15
Zoning	R-G

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.