

# \$765,990 - 7 Copperleaf Terrace Se, Calgary

MLS® #A2213153

**\$765,990**

4 Bedroom, 4.00 Bathroom, 2,292 sqft

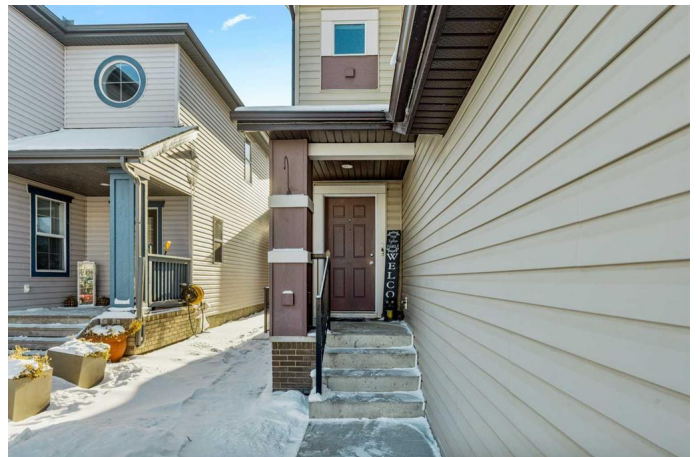
Residential on 0.10 Acres

Copperfield, Calgary, Alberta

Location, Location, Location! A wonderful, fully developed, two story family home with over 3100 Sq. Ft of living space! 4 Great sized bedrooms PLUS bonus room and SEPARATE entry to basement! Tucked away on a peaceful street, this prime location offers everything you could possibly want. With the community pathway and serene nature pond just steps from your door, and the local school only a short walk away, this exceptional Albi built home is truly in a league of its own.

As soon as you enter through the spacious front entryway, you'll be greeted with 9' ceilings throughout the main floor. The open layout is perfect for entertaining or relaxing with family. The generous kitchen boasts plenty of counter space and cabinets for all your storage needs. Cook like a pro with quality Bosch appliances including a gas range cooktop and built-in oven and microwave. The functional large island with eating bar – great for quick meals or hosting dinner parties.

The sunny dining area overlooks the great room which features a beautiful gas fireplace surrounded in stone – perfect for cozy evenings at home. Upstairs, you'll find 3 spacious bedrooms including the primary bedroom with an ensuite featuring dual sinks, an oversized separate shower with seat, and deep soaker tub – perfect for unwinding after a long day. Plus you'll love the walk-in closet! The bonus room is ideal for movie nights or playing games with friends and family. And



let's not forget about the convenience of the upper floor laundry room.

But that's not all! The basement offers a 1-bedroom illegal suite with a separate side entrance, 9' ceilings, and a comfortable living area with fireplace, currently rented with tenants month to month (currently pay \$900/month plus 30% of utilities).

And if outdoor living is important to you, look no further than this sunny southwest backyard fully fenced in with a rear deck - perfect for summer BBQs or enjoying your morning coffee.

This friendly community has everything you need within reach including amenities such as shopping and restaurants, transit, and easy access to major commuting roads. Don't miss out on the opportunity to make this your forever home – schedule a viewing today!

Built in 2009

### Essential Information

MLS® #	A2213153
Price	\$765,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,292
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Copperleaf Terrace Se
Subdivision	Copperfield

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0C1

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Granite Counters, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Stone, Basement
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	19
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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