

163 Copperleaf Way SE
Calgary, Alberta

MLS # A2193017



\$664,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: None

Nestled on a quiet street in the desirable community of Copperfield, this stunning home at 163 Copperleaf Way SE is the perfect place to call your own. Freshly painted and in like-new condition, this beautifully maintained property offers comfort and style for growing families. With air conditioning for those warm Summer days, the home is designed to ensure comfort year-round. The open floor plan is ideal for modern living, and the fully developed basement features over-height ceilings, a spacious bedroom, and a full bathroom, adding valuable living space to this already impressive home. Whether you're looking for a home office, guest suite, or playroom, the possibilities are endless in this versatile lower level. The backyard is your own private oasis, offering a maintenance-free space perfect for enjoying the outdoors without the hassle of upkeep. A double detached garage provides ample room for parking and storage, completing the practical and functional design of this home. Located near top-rated schools, parks, and other community amenities, 163 Copperleaf Way SE is ideally situated for those who appreciate convenience and a peaceful, family-friendly atmosphere. Plus, the side entrance to the basement provides potential for future development, giving you the flexibility to expand or customize the home to fit your needs. This is an incredible opportunity to own a beautifully upgraded home in one of Calgary's most sought-after neighborhoods. Book a viewing today and make this house your forever home!