

**3 Copperleaf Park SE  
Calgary, Alberta**

**MLS # A2189142**



**\$883,880**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,344 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac, Front Yard,		

<b>Heating:</b>	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Wet Bar, Wired for Sound		

**Inclusions:** audio speakers, built in dishwasher-basement, sprinkler system, (1), security panel & associated monitors( water (2), motion detectors, glass break sensors, door sensors, 3 panels).

Welcome to your dream home in this original-owner, former Albi show home, attractively priced below the City's assessment of \$906,500.00! This stunning property boasts a fully finished and bright floorplan, perfect for modern living. Step inside to year-round climate control and discover a beautiful entranceway leading to an open concept chef's kitchen - a culinary delight, featuring ample granite counter space and stainless steel appliances with a huge pantry ensuring effortless daily convenience and organization. Raised 18 ft ceilings in living room is graced with the warmth of a gas fireplace and plenty of natural light looking overlooking the greenspace. Upstairs, you'll find three spacious bedrooms, ideal for family and guests. The loft is a standout feature, adorned with numerous windows and open to below feature creating an inviting space for relaxation or study. The considerable primary bedroom is a luxurious retreat, complete with a large bathroom that features a relaxing soaker tub, perfect for unwinding after a long day. The lower level is designed for entertainment, showcasing a custom wet bar and a huge family theater room, as well as a fourth bedroom, a recreation room and a, luxurious spa inspired bathroom with a steam shower and heated floors, providing versatility for your lifestyle needs. With four bedrooms and 3.5 bathrooms, this home accommodates all your living requirements. Step outside to a serene backyard escape surrounded by trees backing on a greenspace with a pond, playground, tennis courts, skating rink, park, toboggan hill and community center. This house is the perfect combination of comfort, style, and functionality! With a location like this - and with the pride of ownership that shines through every space in the home - this property is a true gem in today's market. TOO MANY FEATURES to list, Please

see the attached List of FEATURES, below the property section of this listing.