

# \$749,000 - 44 Copperleaf Way Se, Calgary

MLS® #A2225188

**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,113 sqft

Residential on 0.09 Acres

Copperfield, Calgary, Alberta

Welcome Home to 44 Copperleaf Way! This beautiful 3-bedroom, main floor office, 2.5-bathroom home is located in the amazing community of Copperfield. The home features numerous exterior upgrades, including all Hardie board siding and a Level 3 roof, providing protection against alberta hail storms. The property is immaculately clean, with a spacious bonus room and a functional main floor layout featuring 3 bedrooms, an office/den, and a convenient sink hookup â€” perfect for a home business! The home boasts a new furnace and A/C system installed in 2022-23, and upgraded appliances throughout. Step outside to your very own oasis with a finished backyard, with a beautiful pergola, making it the perfect space to relax/entertain. Additional features include upgraded lighting, tall 9' ceilings, and large windows that fill the home with natural light. The garage is finished, insulated, and includes epoxy floors for added durability. This home is truly a must-see. Donâ€™t miss out on this opportunity! Check out the 3D tour.



Built in 2007

## Essential Information

MLS® # A2225188

Price \$749,000

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,113
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	44 Copperleaf Way Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1S3

### Amenities

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

### Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	Central Air, Full
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	18
Zoning	R-G

**Listing Details**

Listing Office	Skyfort Estate
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.