

# \$697,000 - 17 Copperleaf Way Se, Calgary

MLS® #A2229052

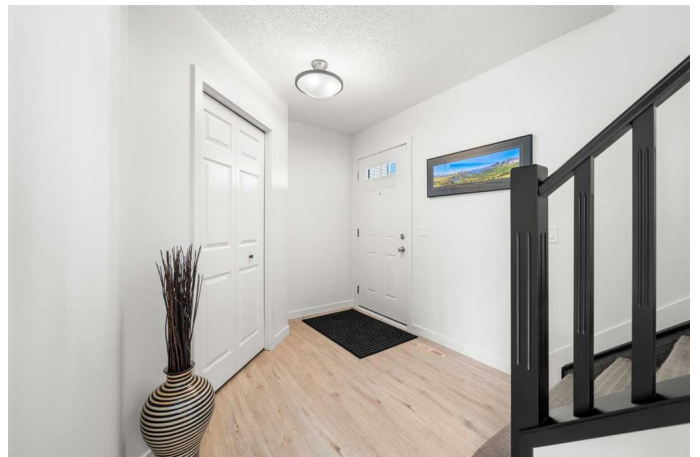
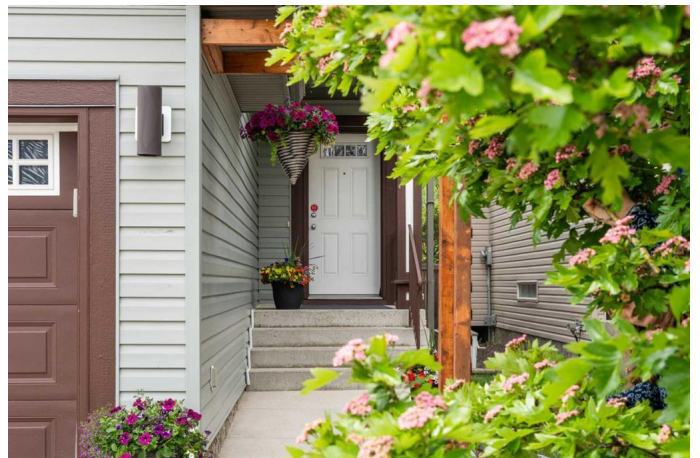
**\$697,000**

4 Bedroom, 4.00 Bathroom, 1,750 sqft

Residential on 0.09 Acres

Copperfield, Calgary, Alberta

Nestled on a quiet street in the family-focused community of Copperfield, this beautifully maintained and thoughtfully updated 4-bedroom, 3.5-bathroom home offers the perfect balance of comfort, style, and convenience. With quick access to local schools, parks, playgrounds, and a full range of amenities—including grocery stores, restaurants, and the Ring Road—this home is ideally situated for modern family living. With over \$85,000 in recent renovations and updates, this home is completely ready for your family to move in and enjoy! The main floor welcomes you with a bright and airy open-concept living space, updated in the last few months with luxury vinyl plank flooring, new trim, and modern paint. At the heart of the home is a brand new, professionally designed kitchen (2025) featuring a stunning oversized island with quartz countertops, filtered water tap, a designer Silgranit sink and top-of-the-line integrated appliances. High-end, ceiling-height cabinetry, a spacious corner pantry and extended sideboard offer both exceptional storage and visual appeal. The living room is flooded with natural light from large south-facing windows and centers around a gas fireplace with a show-stopping custom limestone surround. The adjacent dining area opens directly to a private backyard, complete with a spacious deck and 29'x16' brick patio—ideal for summer barbecues, family gatherings, or a future hot tub. A powder room and practical laundry room



leading to the double attached finished garage complete the main floor. Upstairs features three generously sized bedrooms, including a bright primary suite with a walk-in closet and a luxurious ensuite featuring a double vanity, oversized soaker tub, and separate glass shower. The large bonus room with vaulted ceilings, Panasonic 3000 projector, speakers and and framed screen is perfect for a media space, playroom or home office and 4-piece bathroom completes the upper level. The professionally finished basement (2024) offers even more living space, including a fourth bedroom, a full bathroom with a glass and tile shower, and recreation room with electric fireplace. Additional highlights and upgrades include: central A/C, Vacuflo system with attachments, a new 50-gallon hot water tank (2024), new custom blinds throughout, fresh exterior paint including deck, trim and garage door (2024), newer shingles and roof inspection (2021), and more. This exceptional home truly has it all—modern updates, timeless design, and a prime location in one of Calgary’s most popular family neighborhoods. Don't miss your chance to make it yours!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229052    |
| Price          | \$697,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,750       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 17 Copperleaf Way Se |
| Subdivision | Copperfield          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z 0H8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 5               |
| Zoning         | R-G             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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