

35 Copperleaf Crescent SE Calgary, Alberta

MLS # A2326606



\$757,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,324 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, L		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home		

Inclusions: NA

Welcome to this beautifully upgraded home blending modern comfort, smart-home innovation, and an outdoor oasis—all located just steps from a nearby school. The main and upper levels shine with enhanced light fixtures, pot lights (some smartphone/Alexa controlled), and upgraded blinds, featuring motorized remote-control blinds in the primary bedroom, bonus room, and living room. Say goodbye to carpet with high-end luxury vinyl flooring flowing throughout the entire second level, mudroom, and pantry. The heart of the home is an elevated kitchen boasting a new stove, updated countertops, and a modern sink. Upstairs, the bathrooms feature refreshed countertops for a sleek look. Enjoy ultimate climate control and energy efficiency with advanced dual-zone thermostats paired with basement temperature sensors, plus added peace of mind with a front-door security camera. Step outside into your private backyard retreat, complete with lush landscaping, mature apple and cherry apple trees, and a spacious deck featuring built-in lighting and a gazebo. An additional pergola provides the perfect flexible space for outdoor gatherings or a future hot tub. This home truly offers exceptional convenience in a peaceful, private atmosphere!