

# \$519,000 - 73 Copperleaf Bay, Magrath

MLS® #A2224819

**\$519,000**

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0.20 Acres

NONE, Magrath, Alberta

Custom QUALITY Home with potential for 2 more Bedrooms and 1 more Bathroom! This beautiful bungalow home features an open kitchen/dining/living room with 9' ceilings, an 8' front door, solid maple cabinets, granite, BlueStar gas stove, garden doors to the deck and so much more. The spacious primary bedroom has the most beautiful ensuite with a stand alone tube, tiled walk-in shower, double sink vanity, and a large walk-in closet. The main floor also has 2 more bedrooms and a 4 piece bathroom. Laundry is in its own separate room just off the primary bedroom and the back entrance from the garage. The basement is currently open with a large family room and lots of storage but has room for 2 more bedrooms and is roughed-in for another bathroom. The walls are finished with exterior smart board perfect for durability (let the kids play!). The garage boasts 14' ceilings and two 9'x9' overhead doors. It is insulated and drywalled and plumbed for heating. This 10 year old home has had little wear n tear and is in great condition. There are still some unfinished projects like flooring going down the stairs or developing the rest of the basement as needed but it is ready to make it your own! Copperleaf is a great new neighbourhood, come check it out!



Built in 2015

## Essential Information

MLS® #	A2224819
Price	\$519,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.20
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	73 Copperleaf Bay
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### Amenities

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Chandelier, Double Vanity, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Seasonal Water, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	63
Zoning	Residential

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

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.