

# \$525,000 - 73 Copperleaf Bay, Magrath

MLS® #A2224819

**\$525,000**

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          | \$525,000   |
| 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 | Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings                                                                                        |
| 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 | 26             |
| Zoning         | Residential    |

### **Listing Details**

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

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