



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**352 Copperhead Way  
Calgary, Alberta**

**MLS # A2245831**



**\$789,999**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,159 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance		

**Inclusions:** Hot Tube (Neg)

Step into this beautifully designed 2,159 sq. ft. home in Copperfield &mdash; where space, style, and comfort come together. The open-concept main floor is filled with natural light, featuring a chef-inspired kitchen with upgraded gas range, oversized island, and plenty of storage &mdash; a true centerpiece for family living and entertaining. A private main floor office makes working from home effortless. Upstairs, retreat to your Primary Bedroom, thoughtfully set apart from the others, complete with a spacious walk-in closet and a spa-like ensuite with soaker tub and glass shower. A large bonus room, convenient laundry, two additional bedrooms, and a full bath complete the upper level. The fully finished basement offers even more living space with a bedroom, full bathroom, and private side entrance &mdash; perfect for teens, guests, or extended family. Outdoors, enjoy year-round entertaining in the low-maintenance backyard with artificial turf. With schools, parks, shopping on 130th Ave, Mahogany, and Seton just minutes away, this home offers the lifestyle you've been searching for. Come see it today &mdash; the space and features will surprise you!