



140 Copperhead Road SE
Calgary, Alberta

MLS # A2286444



\$839,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,462 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Overs		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Introducing The Prestige, a beautifully appointed 3-bedroom, 3-ensuite bathroom estate home offering 2,462 sq. ft. of thoughtfully designed living space. Situated on a premium 453sqm walkout lot in the heart of Copperstone—a 70-acre master-planned community within Copperfield—this home perfectly combines luxury, functionality, and everyday comfort. The main level features an expansive open-concept layout with soaring ceilings and huge windows that fill the home with abundant natural light, creating a bright and inviting atmosphere ideal for entertaining and family living. The family room is anchored by a gas fireplace, providing warmth and a cozy focal point. The signature kitchen serves as the centerpiece, boasting a waterfall island, contemporary cabinetry, herringbone backsplash, floating shelves, generous workspace, and a large walk-in pantry, perfect for culinary enthusiasts and entertaining. Practicality is built in, with a main floor home office, a grand foyer and a separate mudroom entry from the front-attached double garage, offering ample storage and organization for busy households. A striking staircase with elegant railing detail leads to the upper level, which is open to below, overlooking the family room and enhancing the sense of space and light. Upstairs, the primary retreat impresses with vaulted ceilings, a walk-in closet with custom built-in shelving, and a spa-inspired ensuite featuring a freestanding soaker tub, dual vanities, and a fully tiled shower. Two additional well-sized bedrooms, both with their own ensuites a convenient laundry room with cabinetry and quartz countertop, and a large bonus room with vaulted ceilings complete the upper level. The backyard includes a covered rear deck and walkout concrete patio, perfect for outdoor entertaining. The yard backs onto an environmental reserve and

features a rear chain-link fence, providing privacy while maintaining a connection to the natural surroundings. Residents of Copperstone enjoy beautifully landscaped parks, playgrounds, and an extensive network of walking paths. Ideally located near major shopping centres, South Health Campus, and offering quick access to Stoney Trail and Deerfoot Trail, this home ensures effortless connectivity throughout the city. Downtown Calgary and the airport are approximately 30 minutes away. Experience sophisticated design, luxury finishes, and functional family living with The Prestige in Copperstone— one of southeast Calgary's most desirable communities.