



**GRASSROOTS**  
REALTY GROUP

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**144 Copperhead Road SE**  
**Calgary, Alberta**

**MLS # A2286447**



**\$819,900**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Copperfield                                                              |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 2,588 sq.ft.                                                             | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Overs |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Environmental Reserve, Street Lighting     |               |                  |

|                    |                                                                                                                                                                                                                                                           |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                                                                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding, Wood Frame                                                                                                                                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | none                                                                                                                                                                                                                                                      |                   |     |

Discover the Hudson Model, a beautifully appointed 4-bedroom, 2.5-bathroom estate home offering 2,585 sq. ft. of thoughtfully designed living space. Perfectly positioned on a premium 444sqm walkout lot in the heart of Copperstone—a 70-acre master-planned community within Copperfield—this residence seamlessly blends refined luxury with everyday practicality. The Hudson features an expansive open-concept layout enhanced by soaring ceilings, creating a bright and welcoming atmosphere ideal for both entertaining and comfortable family living. The main-level family room is anchored by a gas fireplace, adding warmth and a cozy focal point to the space. A striking staircase with elegant railing detail leads to the upper level, adding architectural interest while maintaining the home's open and airy feel. The signature kitchen serves as the centerpiece of the home, showcasing a waterfall island, contemporary cabinetry, floating shelves, loads of drawers & generous counterspace—perfect for culinary pursuits and hosting gatherings. Designed with functionality in mind, the main level includes a large office space, 2pc powder room, grand foyer and a separate mudroom entry from the front-attached double garage, offering exceptional storage and organization for busy households. Upstairs, the spacious primary retreat features vaulted ceilings, a walk-in closet with custom built-in shelving, and a spa-inspired ensuite boasting a freestanding soaker tub, dual vanities, private water closet and a fully tiled shower. Three additional well-sized bedrooms, a five-piece bathroom, a convenient laundry room with cabinetry and quartz countertop, and a large bonus room with vaulted ceilings complete the upper level. The backyard is thoughtfully finished with a covered rear deck and a covered concrete patio accessible from the walkout basement, providing private

outdoor living space. The yard backs onto an environmental reserve and includes a rear chain-link fence along the reserve boundary, offering privacy and security 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 and South Health Campus, the community also offers quick access to Stoney Trail and Deerfoot Trail, ensuring effortless connectivity throughout the city. Downtown Calgary and the airport are approximately 30 minutes away. Experience elevated living with the Hudson Model—where sophisticated design meets exceptional comfort in one of southeast Calgary’s most desirable communities.