



**20 Copperhead Place SE
Calgary, Alberta**

MLS # A2153603



\$959,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,730 sq.ft.	Age:	2022 (2 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Electrical Range, Dishwasher, Washer/Dryer, Range Hood, Chimney Hood Fan		

Welcome to this stunning home in the sought-after community of Copperfield, offering over 3600 square feet of luxurious living space. This home boasts incredible curb appeal, situated by a serene pond to the east and backing onto lush green space. Step inside to discover a beautifully spacious main kitchen complete with a large island, complemented by a separate spice kitchen for all your culinary adventures. The main floor features a generous family room with a cozy fireplace, perfect for gatherings, as well as a convenient home office. The upper floor is designed with family comfort in mind, offering two master bedrooms alongside two additional bedrooms. A large bonus room provides extra living space, with both the owner's suite and bonus room showcasing elegant vaulted ceilings. Additionally, the property features a newly developed legal basement suite with a separate side entrance, complete with 3 bedrooms, a kitchen, a recreational area, and a 4-piece bathroom. Currently occupied by tenants, this Legal suite is actively generating income, making it an excellent mortgage helper. Copperfield is a community known for its outstanding amenities, including excellent schools, shopping centers, a hospital, and the YMCA. Its close proximity to Stoney Trail provides easy access to the entire city, making it an ideal location for families and professionals alike. This exceptional property is truly worth seeing. Don't miss out on the opportunity to make it yours—book your showing today!