



**31 Copperhead Way SE  
Calgary, Alberta**

**MLS # A2179204**



**\$719,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,186 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this lovely single family home on Corner Lot in the desirable community of Copperfield in SE, Calgary. The entire interior of this 2022-built house is exquisitely finished. The main floor offers an open concept, beautiful LVP floors and plenty of space for everyone. The living room provides a fantastic space with plenty of natural sunlight. Gorgeous upgraded kitchen with Stainless steel appliances, Chimney hood fan and MDF cabinets. A spacious office/den on main floor is perfect for work from home. Upper Floor contains full size master bedroom with sunshine windows, 5pc ensuite and a master closet. Two more good sized bedrooms on upper floor, second 3 pc bathroom and a bonus room. The basement is unfinished with separate entrance and awaiting your personal touch. Located in Copperfield, this Beautifully upgraded 3 Bedroom / 2.5 Bathroom home provides easy access to endless walking paths/greenspace, schools and shopping minutes away. Come and see it today!