



GRASSROOTS
REALTY GROUP

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328 Copperhead Way SE
Calgary, Alberta

MLS # A2209611



\$819,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,496 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

****Open House May 03, 2025, 2:00-4:00 pm**** Welcome to your dream home! Nestled in the award-winning community of Copperfield, this offers an exceptional living experience. With almost 2500 square feet of developed living space, this home is designed to impress. Step into the upgraded home and discover a spacious kitchen that seamlessly flows into the open concept main living area. This layout is perfect for entertaining guests or enjoying quality time with family. Additionally, the main floor includes a home office, providing a convenient space for work or study. The upper level of the home features a luxurious Master retreat, complete with a 5-piece ensuite and a large walk-in closet. The Master suite is thoughtfully separated from the other 2 bedrooms by a bonus room, ensuring privacy and tranquility. The upper level also includes a laundry room and a 4-piece bathroom, making daily chores a breeze. The undeveloped basement holds tremendous potential, with rough-ins for a legal basement suite. It is designed with a separate entrance and 9' ceilings, allowing for ample natural light to eliminate that typical basement feeling. Copperfield is renowned for its excellent schools and abundant shopping options. 130 Ave SE shopping plaza is Calgary's huge plaza which has all major stores and dine in options. Close proximity to the South Health Campus and walking distance to Copperfield Elementary School and parks makes it a desirable property, especially for families, offering convenience and peace of mind. The community offers easy access to downtown and the mountains, making it a desirable location for families and individuals alike. Don't miss out on this incredible opportunity. Book your showing today and experience the charm and elegance of this beautiful new home in Copperfield.

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