



41 Copperhead Road SE  
Calgary, Alberta

MLS # A2301656



**\$789,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,164 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Garage Controller, Hood Fan

Welcome to 41 Copperhead Road a beautifully upgraded home offering style, space, and incredible income potential with a builder-built legal basement suite. Step inside to a thoughtfully designed main floor featuring a signature kitchen package complete with a gas stove, stunning waterfall island, floating shelves, and sleek upgraded finishes throughout. The modern aesthetic is elevated with black lighting fixtures and contemporary touches that make this home truly stand out. Upstairs, you'll find a huge bonus room perfect for entertaining or relaxing—along with two additional bedrooms and a primary ensuite that truly feels like a retreat. Outside, enjoy a fully fenced backyard with a deck, ideal for summer evenings and hosting guests. Located in a highly desirable area, you're just minutes from schools, recreation, shopping, and all major amenities making this the perfect blend of convenience and lifestyle. Whether you're looking for a family home or an investment opportunity, this one checks all the boxes.