



**GRASSROOTS**  
REALTY GROUP

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**152 Copperhead Road SE**  
**Calgary, Alberta**

**MLS # A2306090**



**\$849,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Copperfield   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,749 sq.ft.  | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.11 Acre   |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <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>   | Cement Fiber Board, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -   |

**Features:** Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NONE

Discover the Canmore Model, a beautifully appointed 4-bedroom, 3.5-bathroom estate home offering 2,749 sq. ft. of thoughtfully designed living space. Perfectly positioned on a premium 5,566 Sq. Ft 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 Canmore 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, with a walk-through pantry that leads to the Kitchen. 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, two of which are joint by a 5-Piece Jack & Jill bathroom, an additional four-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 centers 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 Canmore Model—where sophisticated design meets exceptional comfort in one of southeast Calgary’s most desirable communities.