



**12 Copperhead Garden SE
Calgary, Alberta**

MLS # A2309901



\$799,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,231 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Legal Basement Suite: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Stacked Washer/Dryer.

Welcome to the Kendal in Copperfield, offering over 3,100 sq. ft. of total living space with 5 bedrooms, 3.5 bathrooms, and a fully developed legal 2-bedroom basement suite. The bright and inviting main foyer opens into a spacious open-concept main floor featuring 9' ceilings and thoughtfully designed living spaces throughout. The spectacular two-tone kitchen is the heart of the home, showcasing a large centre island with quartz countertops, stunning pendant lighting, full-height shaker-style cabinetry, stainless steel appliances, and a beautifully tiled herringbone backsplash. Tucked away just off the main kitchen is a convenient spice kitchen with a pocket door, complete with additional cabinetry, an electric stove, stainless steel range hood, herringbone tile backsplash, extra double sink, and floating shelves. The kitchen flows seamlessly into the spacious dining area, living room, and versatile main floor flex room—perfect for a home office. Completing the main level is a 2-piece bathroom and a tiled mudroom leading to the double attached garage with EV charging rough-in. Upstairs, you'll find an impressive bonus room with 11' ceilings in the loft space, ideal for family movie nights or relaxing evenings. The oversized primary retreat features two large walk-in closets and a stunning 5-piece ensuite bathroom. The upper level also includes a large laundry room, a 5-piece main bathroom with dual vanities, two generously sized secondary bedrooms, and central air conditioning for year-round comfort. The beautifully designed legal 2-bedroom basement suite offers a separate entrance and exceptional functionality. The legal suite features a spacious living and dining area open to a stunning kitchen complete with stainless steel appliances, quartz countertops, and a stylish herringbone tile backsplash. Both bedrooms

are fully carpeted, and the legal suite also includes a stacked washer and dryer along with a full 4-piece bathroom finished with classic white subway tile. Located in the family-friendly community of Copperfield, this home offers easy access to schools, parks, playgrounds, amenities, shopping, restaurants, and major roadways. Book your showing today.