



GRASSROOTS
REALTY GROUP

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91 Copperhead Grove SE
Calgary, Alberta

MLS # A2330271



\$800,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,455 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: Dishwasher(2), Dryer(2), Gas Range, Microwave, Range Hood, Refrigerator(2), Washer(2),

OPEN HOUSE SEPT 13 , 12 PM- 3 PM !!!!!Welcome to a home that truly has room for everyone! Offering almost 2,500 sq. ft. of living space above grade, plus a fully developed legal basement suite, this impressive 6-bedroom home in the heart of Copperfield delivers an incredible combination of space, comfort and flexibility for today's modern family. Step inside to a bright, open-concept main floor that flows effortlessly from one space to the next, making it perfect for both everyday family life and entertaining. A rare main-floor bedroom with a full bathroom close by is ideal for grandparents, guests, multi-generational living or a private home office. Upstairs, you'll find three spacious bedrooms, along with a large family room that gives everyone an extra place to relax, gather and unwind. The convenience of an upstairs spacious laundry room makes busy family life that much easier. Downstairs, the legally suited basement features two additional bedrooms and its own living space, offering fantastic flexibility for extended family or the potential for additional rental income.(AIRBNB LICENSE IN PLACE) Outside, the large deck with built-in benches is ready for summer barbecues, morning coffee and evenings spent entertaining family and friends. And the location makes it even better! Just minutes from Copperfield's beautiful ponds, green spaces and walking paths, you can easily step outside and enjoy everything this family-friendly community has to offer. With almost 2,500 sq. ft. above grade, 6 bedrooms, multiple living areas, a legal basement suite and a layout designed for real life, this is more than just a spacious home—it's a home with the room and flexibility to grow with your family for years to come. Come check out this beautiful home.

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