



GRASSROOTS
REALTY GROUP

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160 Copperhead Road SE
Calgary, Alberta

MLS # A2333780



\$799,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,448 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this stunning 2,448 sq. ft. walk-out home, situated on an impressive 155-foot-deep lot, the backyard offers exceptional space to create your own outdoor oasis. Backing directly onto an environmental reserve that will remain undeveloped, you'll enjoy lasting privacy, peaceful views, and a beautiful natural backdrop. Step inside where luxury, comfort, and future potential come together in a thoughtfully designed layout. The bright and open main floor featuring an impressive executive kitchen with upgraded cabinetry & finishings, a spacious dining area with direct access to the upper deck, and a warm, inviting living room centered around a cozy gas fireplace. A dedicated home office, convenient powder room, functional mudroom, and oversized 23'7 x 20' double front-attached garage complete the main level. Upstairs, you'll find a spacious bonus room, three generously sized bedrooms, and a well-appointed laundry room with built-in cabinetry and a utility sink. The primary suite offers a private retreat with a spa-inspired 5-piece ensuite with private water closet, and seperate stand alone soaker tub, double vanity and oversized shower. A stylish 4-piece bathroom with quartz counters, and tile floors serves the additional bedrooms. The unfinished walk-out basement provides endless opportunities to create the space you've always envisioned.