



GRASSROOTS
REALTY GROUP

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320 Copperhead Way SE
Calgary, Alberta

MLS # A2344950



\$789,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Gazebo

Rare Find in Copperfield! 4 plus 2 Bedrooms, 2 Master Bedroom, Fully finished 2 Bedroom Basement with separate entrance, Walk to the Pond! Welcome to this stunning two storey home with a double attached garage in the heart of Copperfield. Perfect for a growing family or savvy investor, this property is packed with upgrades and sits directly across the street from a serene natural wetland and walking path. Main Floor Highlights: Open concept living and dining area filled with natural light. Modern chef's kitchen featuring built in appliances and sleek white countertops. A versatile den or bedroom on the main floor, perfect for a home office or guest room. Convenient main floor half bathroom. Upper Level: Two oversized master bedrooms, each with its own private ensuite, ideal for multi generational living or parents who need their own retreat. Two additional bedrooms and a third washroom complete this level. Fully Finished Basment: Separate side entrance to a fully finished two bedroom with one full washroom. Separate laundry. Perfect for a mortgage helper, extended family, or rental income. Outdoor Oasis: Fully fenced backyard with a large deck and a charming gazebo, perfect for summer entertaining. Steps from the pond, walking trails, and parks. This home is move in ready and offers incredible value in a prime SE location close to schools, shopping, and transit.