



GRASSROOTS
REALTY GROUP

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177 Copperhead Road SE
Calgary, Alberta

MLS # A2346363



\$699,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the highly sought-after community of Copperfield, this exceptional 3 bedroom/ 3.5 bathroom, single-family home showcases quality craftsmanship and numerous upgrades throughout. The thoughtfully designed main level features 9-foot ceilings, creating a bright and spacious atmosphere. A generous living room flows seamlessly into the chef-inspired kitchen, complete with ceiling-height cabinetry, ample storage, and refined finishes. A private office off the spacious front foyer boasts a stylish barn door, and a convenient two-piece powder room completes the main floor. The elegant staircase, finished with modern railings, enhances the home's open-concept feel as it leads to the upper level. Upstairs, you'll find 3 generously sized bedrooms, including a luxurious primary suite spanning the back of the home; featuring a spacious walk-in closet and a spa-inspired ensuite with dual vanities, a freestanding soaker tub, and a fully tiled shower. The second master bedroom offers a 5-Piece ensuite with a walk-in closet, while the 3rd bedroom enjoys access to a full bathroom located just outside its door—offering three full bathrooms on the upper level. The large bonus room and laundry room completes the upper level. The home also features a separate side entrance leading to a 9-foot basement, which is roughed-in for a future legal basement suite, providing excellent investment or multi-generational living potential. Outside, the completed rear fence, patio off the dining room and a double front-attached garage adds everyday convenience. Residents will appreciate the abundance of nearby green spaces, parks, and walking paths. Ideally located just minutes from top-rated schools, major shopping amenities, and offering quick access to Deerfoot Trail and Stoney Trail, this home perfectly balances comfort, functionality, and future opportunity. This is an

exceptional opportunity to own a beautifully appointed home in a prime location. Schedule your private viewing today.