



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22 Copperhead Bay SE
Calgary, Alberta

MLS # A2348159



\$879,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,454 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this move-in ready, and "like new, but better than new" home offers 2,453 sqft of above-grade living space, plus a newly developed 936 sqft walk-out basement, nestled in a well-established, family-friendly community just steps from schools, walking paths, a community centre, and every amenity you would need. From the moment you arrive, you will be wowed by a trendy entrance door, designer light fixtures, upgraded faucets and hardware, and an abundance of windows that flood the home with natural light and capturing the view of green space. 9 ft ceiling, an open-concept layout, and luxury vinyl flooring throughout the main level. Den or flex area with a sliding barn door offers flexible space for a home office, study room, or kids' play area. The living room is perfectly positioned for entertaining, centred by a gorgeous fireplace framed by sleek tiles. The kitchen is a true showstopper, featuring custom cabinetry, quartz countertops, a waterfall-edge island with seating for casual breakfast, a chimney hood fan, built-in microwave, designer backsplash, high-end appliances, and a huge walk-in pantry. The spacious dining room comfortably fits a large table and overlooks green space behind the home, and off to a large deck with Duradek and glass railings for morning coffee, birdwatching, relaxing afternoons, and evening BBQ festivities with glass of wine. Back to the house, the staircase with gorgeous railing and tall window lead to a bright bonus room with vaulted ceiling, ideal for a secondary living room for family gatherings. The primary bedroom impresses with vaulted ceiling, walk-in closet with full organizer system, and 5 pc ensuite with dual sinks, glass shower, and separate soaker tub. Two additional bedrooms are identical size and perfect for children or adults. Large upstairs laundry room with built-in cabinets adds everyday

convenience. Newly developed walk-out basement is a huge bonus, ideal for big family or grown children, offering a spacious recreation area for a home theatre, home gym, game nights, or you can install a second kitchen to add more value. There are 4th bedroom and 3 pc bathroom overnight guest. Within walking distance to two schools, community centre, walking paths, playgrounds, and all other amenities, this is the perfect home for you! Book your private tour today before it's gone.