

**137 Copperhead Road SE**  
**Calgary, Alberta**

**MLS # A2286224**



**\$709,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,170 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Nestled in the highly sought-after community of Copperfield, this exceptional 4 bedroom up, 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 four 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. Two additional bedrooms are connected by a well-appointed Jack-and-Jill bathroom, while the fourth bedroom enjoys access to a full bathroom located just outside its door—offering three full bathrooms on 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.