

67 Copperhead Grove SE Calgary, Alberta

MLS # A2337866



\$785,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Environmental Reserve, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement: Fridge, OTR Microwave, Dishwasher, Electric Range, Washer/Dryer/ TV Arms		

Welcome to this beautifully finished 2023-built two-storey home in the desirable community of Copperfield, offering the perfect blend of modern design, functional family living, and exceptional versatility. With over 2,200 sq. ft. of above-grade living space plus a fully developed legal 2-bedroom basement suite, this impressive home provides the space your family needs while offering valuable flexibility and income potential. Step inside to a bright, inviting main floor designed for both everyday living and entertaining. The open-concept living and dining areas create a seamless gathering space, while the stylish kitchen features a large central island with waterfall counter top, pantry with built-in cabinetry, and ample storage. A dedicated main-floor office provides an ideal work-from-home space, while the convenient mudroom helps keep everyday life organized. A 2-piece bathroom completes the main level. Upstairs, you'll find a spacious bonus room—perfect for movie nights, family gatherings, a playroom, or additional lounge space. Just off the bonus room, you'll find a second office, ideal for couples working from home. The upper level also features three generous bedrooms, a 4-piece bathroom, and convenient upper-level laundry. The primary bedroom is a true retreat, featuring two walk-in closets and a beautiful 5-piece ensuite with double vanity, soaker tub, and separate shower. The fully developed basement features a legal 2-bedroom suite with its own exterior entrance, kitchen, living/dining area, and 3-piece bathroom. Whether you choose to generate rental income, accommodate extended family, or simply enjoy additional independent living space, this legal suite adds significant versatility and value to the property. This home is packed with features that make everyday life more comfortable and convenient, including a water softener and reverse osmosis water

filtration system. The Double attached Garage offers plenty of storage and is roughed in for EV Charging. Outside, enjoy the fully fenced and landscaped backyard with a spacious deck and private outdoor space, perfect for summer BBQs, entertaining guests, relaxing evenings, and quality family time. The deck also features a dedicated BBQ gas line, making outdoor grilling effortless and eliminating the hassle of running out of propane while you're enjoying the perfect summer meal. Come see it today!