

76 Copperhead Grove SE
Calgary, Alberta

MLS # A2222597



\$789,900

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|-----------|------------------------|--------|------------------|
| Division: | Copperfield | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,082 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|-------------|--------------------------|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions:

Fridge, Stove, Microwave Hood Fan , Washer, Dryer

Welcome to 76 Copperhead Grove SE – A Stunning, Upgraded Family Home with Air Conditioning and a LEGAL Suite included. Tucked away on a quiet street in the sought-after community of Copperfield, this beautifully upgraded 2-storey home offers exceptional value with 4 bedrooms, 3.5 bathrooms, and a fully developed LEGAL 1-bedroom basement suite—currently tenanted on a month-to-month basis. Loaded with high-end upgrades throughout, this home is designed to impress. The main floor features durable luxury vinyl plank flooring, a spacious living area, and a dedicated front office—perfect for working from home. A stylish half bath adds everyday convenience. The chef-inspired kitchen is a showstopper with quartz countertops, stainless steel appliances, and extended ceiling-height cabinetry that provides ample storage and a sleek, modern look. The bright dining area flows seamlessly to the backyard, while central air conditioning keeps the entire home comfortable year-round. Upstairs, retreat to the luxurious primary suite featuring a walk-in closet and a spa-like ensuite with tile to the ceiling in the shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry make family living easy. A large central bonus room provides the perfect space for a media room, playroom, or second family lounge. The LEGAL basement suite has its own private entrance, a modern kitchen, spacious living area, large bedroom with egress window, full bath, in-suite laundry, and is rented month-to-month—perfect for supplemental income or extended family.