

**324 Copperhead Way SE**  
**Calgary, Alberta**

**MLS # A2290134**



## \$789,900

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile, Vinyl	<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>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Air Conditioner, Gas line BBQ

**LEGAL BASEMENT SUITE | OVER 2,700 SQ FT DEVELOPED | DOUBLE ATTACHED GARAGE | AIR CONDITIONING** Welcome to this beautifully designed two-storey home in the vibrant community of Copperfield, featuring a fully finished 1-bedroom LEGAL basement suite approved by the City of Calgary; a rare opportunity to generate rental income, offset your mortgage, or accommodate multi-generational living. Enhancements completed post-builder purchase include: a gas hot water tank, water softener, dedicated gas line for outdoor BBQ, legal suite with separate furnace, custom window coverings, central air conditioning, professionally designed low-maintenance landscaping, storage shed, deck and patio, fully fenced yard, hardwired security camera system, a built-in workspace with quartz countertop in flex room, electric fireplace, and a built-in entertainment unit. The bright main floor features 9-foot ceilings and an open-concept layout designed for modern living. The chef-inspired kitchen is the centerpiece of the home, showcasing full-height cabinetry, upgraded stainless steel appliances, a large island with seating, and generous prep space. The dining area flows seamlessly into the spacious living room, creating the perfect space for everyday living and entertaining. A main floor flex room/office with built in workspace, provides an ideal work-from-home setup, while a convenient 2-piece bathroom completes this level. Upstairs, the thoughtfully designed layout includes a spacious bonus room perfect for movie nights or family time. The primary bedroom is a private retreat featuring a coffered ceiling, walk-in closet, and a luxurious 5-piece ensuite with dual vanities, freestanding soaker tub, and glass-enclosed shower. Two additional bedrooms, another 5-piece bathroom, and upper-floor laundry add comfort and practicality for busy families. The

legal basement suite has its own separate entrance and private laundry, offering excellent potential for rental income, extended family, or independent living for older children. Located in the family-friendly community of Copperfield, residents enjoy scenic walking paths, ponds, playgrounds, and nearby schools and daycares. Shopping, restaurants, and amenities are just minutes away in Mahogany, McKenzie Towne, and Seton, with convenient access to Stoney Trail and Deerfoot Trail for an easy commute.