

312 COPPERHEAD Way, Calgary T2Z 0P1

MLS®#: **A2147358** Area: **Copperfield** Listing **07/11/24** List Price: **\$699,000**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2022** Abv Sqft: **2,102**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,250 sqft** Ttl Sqft: **2,102**
 Lot Shape:

DOM

67
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: **Private Yard** Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`1" x 13`9"	Living Room	Main	10`6" x 15`6"
Office	Main	9`8" x 8`9"	2pc Bathroom	Main	6`6" x 5`2"
Dining Room	Main	10`1" x 9`2"	Bedroom - Primary	Upper	12`7" x 17`0"
Walk-In Closet	Upper	8`8" x 5`7"	5pc Ensuite bath	Upper	8`1" x 13`11"
Bedroom	Upper	10`9" x 18`4"	Bedroom	Upper	10`1" x 18`4"
Family Room	Upper	16`9" x 21`3"	4pc Ensuite bath	Upper	9`2" x 5`2"
4pc Ensuite bath	Upper	6`6" x 8`6"	Laundry	Upper	8`2" x 6`4"

Title: **Fee Simple**
Legal Desc: **2110791**

Zoning: **R-1N**

Remarks

Pub Rmks: **This beautiful home with a double front garage is located in the friendly Copperfield community. This home offers 2100 square feet of carefully planned living space, perfectly combining style and practicality. A spacious kitchen that seamlessly connects to the spacious main living area and a handy home office are some of the upgraded amenities. The main floor has a convenient 2 piece bathroom. A luxurious master retreat with a 5-piece ensuite and a spacious walk-in closet can be found upstairs. A cozy bonus room offers both privacy and functionality for two additional bedrooms with their own 4 piece ensuites and a laundry room. A separate entrance and impressive 9' ceilings fill the space with natural light, creating a bright and inviting atmosphere in the unfinished basement. Copperfield is known for its great schools, plenty of shopping options, and its proximity to the South Health Campus. It is also close to the South Health Campus. This spot is highly sought after because of its proximity to both downtown and the mountains. With convenient access to major transportation routes, a world of entertainment and adventures awaits just steps away. With access to major transportation routes, a world of entertainment and adventures awaits just steps away. You can make this exceptional property yours by scheduling a showing today.**

Inclusions: **None**
Property Listed By: **Exa Realty**

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