



31 COPPERHEAD Way, Calgary T2Z 5G9

MLS® #: **A2179204** Area: **Copperfield** Listing Date: **11/14/24** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,327 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,185**
 Low Sqft:
 Ttl Sqft: **2,185**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 14`2"	Living Room	Main	10`6" x 17`2"
Dining Room	Main	10`0" x 11`4"	Office	Main	9`2" x 9`7"
Foyer	Main	14`7" x 5`6"	2pc Bathroom	Main	5`0" x 5`1"

Bonus Room
Walk-In Closet
Bedroom
3pc Bathroom

Upper
Upper
Upper
Upper

19`0" x 26`1"
11`5" x 6`4"
9`11" x 14`5"
5`6" x 9`5"

Bedroom - Primary
5pc Ensuite bath
Bedroom
Laundry
Legal/Tax/Financial

Upper
Upper
Upper
Upper

12`2" x 17`10"
8`6" x 16`0"
11`2" x 16`0"
5`8" x 6`3"

Title:
Fee Simple
Legal Desc:

2110791

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this lovely single family home on Corner Lot in the desirable community of Copperfield in SE, Calgary. The entire interior of this 2022-built house is exquisitely finished. The main floor offers an open concept, beautiful LVP floors and plenty of space for everyone. The living room provides a fantastic space with plenty of natural sunlight. Gorgeous upgraded kitchen with Stainless steel appliances, Chimney hood fan and MDF cabinets. A spacious office/den on main floor is perfect for work from home. Upper Floor contains full size master bedroom with sunshine windows, 5pc ensuite and a master closet. Two more good sized bedrooms on upper floor, second 3 pc bathroom and a bonus room. The basement is unfinished with separate entrance and awaiting your personal touch. Located in Copperfield, this Beautifully upgraded 3 Bedroom / 2.5 Bathroom home provides easy access to endless walking paths/greenspace, schools and shopping minutes away. Come and see it today!

Inclusions:
Property Listed By:

None
Exa Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











