



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**316 COPPERHEAD Way, Calgary T2Z 5H2**

MLS®#: **A2188127**

Area: **Copperfield**

Listing Date: **01/16/25**

List Price: **\$849,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,250 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Insulated**

DOM

**6**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator**  
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>9`10" x 12`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 10`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`8" x 6`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`7" x 18`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`8" x 8`11"</b>
<b>Dining Room</b>	<b>Basement</b>	<b>10`1" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 16`2"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 13`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`9" x 11`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`8" x 5`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`6" x 4`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>8`7" x 13`4"</b>
<b>Mud Room</b>	<b>Basement</b>	<b>11`10" x 4`3"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`6" x 11`2"</b>

<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 12`10"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`6" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 11`8"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`0" x 5`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`2" x 14`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`5"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`0" x 8`5"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>5`6" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`1" x 10`11"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
Legal Desc: **2110791**

Remarks

Pub Rmks: **Stunningly designed, modern home with the added benefit of a sophisticated " Legal Basement Suite" with a separate entrance and private laundry! Ideally located within walking distance to St. Isabella School and endless walking paths that wind around the numerous tranquil ponds that this family-friendly neighbourhood is known for. Then come home to a quiet sanctuary with gorgeous architecture and an insulated and drywalled double attached garage. Inside this beautiful home impresses with a wide open floor plan and designer finishes. The chef's kitchen is the perfect layout to accommodate multiple people at once with upgraded features of stone countertops, stainless steel appliances and a large centre island with breakfast bar seating to gather around. Encased in windows that overlook the backyard the adjacent dining room is a lovely gathering space for family meals. Clear sightlines encourage unobstructed conversations while the living room provides a relaxing atmosphere. A separate walk-in pantry allows for tons of extra storage space, perfect after a trip to Costco. Conveniently a tucked powder room completes this level. Gather in the upper level bonus room with grand vaulted ceilings creating an airy ambience that entices time spent unwinding. Retreat at the end of the day to the luxurious primary bedroom with soaring vaulted ceilings, elegant lighting, a huge walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and an oversized shower. Both additional bedrooms are spacious and bright with walk-in closets and convenient Jack and Jill access to the 5-piece bathroom, no more listening to the kids fight over the sink! Laundry is also handily located on this level. Completely separate from the upper levels, the "Legally suited" basement is ideal for a rental generating opportunity or a private space for multi-generation living. This level is equipped with a stylish full kitchen, a large living room, a bedroom, a 4-piece bathroom, private laundry and a separate side entrance all just as modernly designed as the rest of the home. The large backyard has ample space for kids to play while the adults lounge, soak up the SW sunshine or host casual barbeques. Wonderfully located within this amenity-rich community with skating rinks, tennis courts, an extremely active community centre with year-round events and activities, a copious number of parks, ponds and pathways and 2 neighbourhood shopping areas. When you do have to leave the neighbourhood unlimited additional shopping and dining options are mere minutes away at South Trail Crossing and McKenzie Towne. Outdoor enthusiasts will love the proximity to Fish Creek Park, Sikome Lake and several enviable golf courses.**

Inclusions: **Second fridge, stove and dishwasher in the basement suite**  
Property Listed By: **Royal LePage METRO**

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









