



THE
A-TEAM

**RE/MAX
FIRST**

349 COPPERHEAD Way, Calgary T2Z 5H2

MLS® #: **A2198842**

Area: **Copperfield**

Listing Date: **03/04/25**

List Price: **\$859,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,907 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,673**

Low Sqft:

Ttl Sqft: **2,673**

DOM

10

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **See Remarks**

Park Feat: **Double Garage Attached**



FARMHOUSE

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	18`9" x 13`6"	Kitchen	Main	14`0" x 12`11"
Dining Room	Main	10`9" x 12`11"	Office	Main	9`1" x 6`6"
Pantry	Main	6`11" x 6`0"	Mud Room	Main	6`4" x 5`0"
2pc Bathroom	Main	2`6" x 6`8"	Foyer	Main	10`1" x 7`6"
Bedroom - Primary	Second	17`11" x 13`5"	5pc Ensuite bath	Second	7`0" x 13`1"
Walk-In Closet	Second	7`0" x 7`5"	Laundry	Second	6`6" x 9`1"
Bedroom	Second	12`0" x 10`9"	4pc Bathroom	Second	5`10" x 11`0"
Bedroom	Second	13`1" x 10`9"	Bonus Room	Second	18`11" x 13`5"
Bedroom	Second	12`2" x 13`1"	4pc Bathroom	Second	7`8" x 5`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2110791

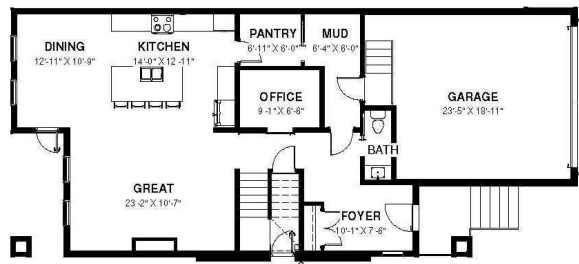
Zoning: R-G

Remarks

Pub Rmks: **The Canmore: Luxury Estate Living in Copperstone Discover unparalleled elegance with The Canmore, a premier luxury estate home nestled within Vesta Properties' master-planned Copperstone community in southeast Calgary. Key Features: Spacious Layout: Boasting 2,665 sq. ft. of meticulously designed living space, The Canmore offers four generously sized bedrooms, three modern bathrooms, a versatile main floor office, and a functional mudroom. Customizable Interiors: Tailor your home with a variety of options, including vaulted ceilings, personalized cabinetry, and diverse lighting arrangements, ensuring a unique touch to your living space. Gourmet Kitchen: Experience culinary excellence with a gourmet kitchen featuring stainless steel appliances, quartz countertops, and ample storage, perfect for both everyday meals and entertaining guests. Legal Income Suite Potential: The expansive 1,117 sq. ft. unfinished basement provides an excellent opportunity to develop a legal income suite, offering potential rental income or additional living space for extended family. Premium Lot Selection: Situated on large, traditional walk-out lots ranging from 36 to 38 feet wide, each home backs onto serene green spaces, providing a tranquil and private outdoor environment. Community Highlights: Established Amenities: Copperstone is part of the well-established Copperfield community, offering residents access to schools, parks, walking trails, shopping centers, dining options, and convenient transit connections. Strategic Location: Enjoy seamless connectivity with quick access to major routes like Stoney Trail, enhancing your commute and travel experiences. Embrace luxury, functionality, and investment potential with The Canmore at Copperstone. For more information or to schedule a viewing, contact Vesta Properties today. Note: Features and availability are subject to change. Please contact Vesta Properties for the most current information.**

Inclusions: Hood Fan
 Property Listed By: Real Estate Professionals Inc.

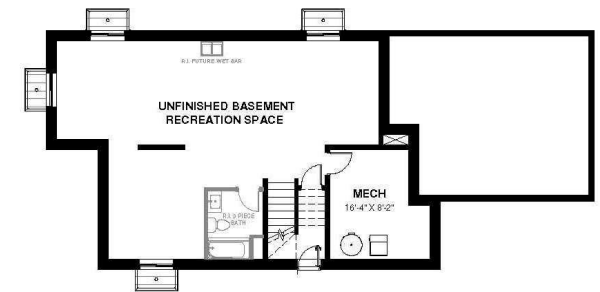
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



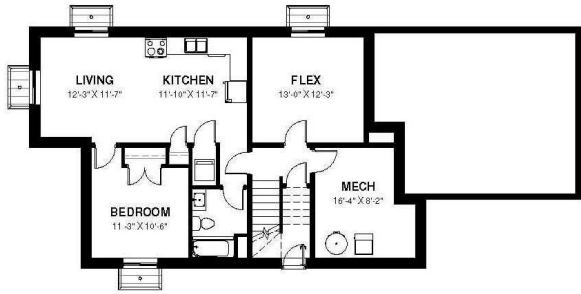
MAIN 1,119 SQ.FT. GARAGE 451 SQ. FT.



SECOND 1,546 SQ.FT.



UNFINISHED BASEMENT 1,117 SQ.FT.



BASEMENT SUITE 580 SQ.FT. (OPTION)