



THE
A-TEAM

**RE/MAX
FIRST**

19 COPPERHEAD Gardens, Calgary T2Z 5H1

MLS®#: **A2200696**

Area: **Copperfield**

Listing Date: **03/09/25**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

General Information

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

Finished Floor Area

Abv Sqft: **2,170**

Low Sqft:

Ttl Sqft: **2,170**

Lot Information

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

Lot Shape:

DOM

27

Layout

Beds: **3 (3)**

Baths: **2.5 (2 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: **Other**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Refrigerator, Stove(s)

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	17`3" x 10`8"	Dining Room	Main	11`11" x 9`11"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Second	14`10" x 12`6"
Walk-In Closet	Second	6`8" x 10`10"	Bedroom	Second	12`0" x 9`11"
Kitchen	Main	14`0" x 9`11"	Office	Main	8`5" x 6`10"
Mud Room	Main	4`0" x 6`8"	5pc Ensuite bath	Second	7`11" x 13`7"
Laundry	Second	6`5" x 5`7"	4pc Bathroom	Second	9`3" x 5`0"
Bonus Room	Second	17`9" x 11`0"	Bedroom	Second	13`7" x 10`6"

Legal/Tax/Financial

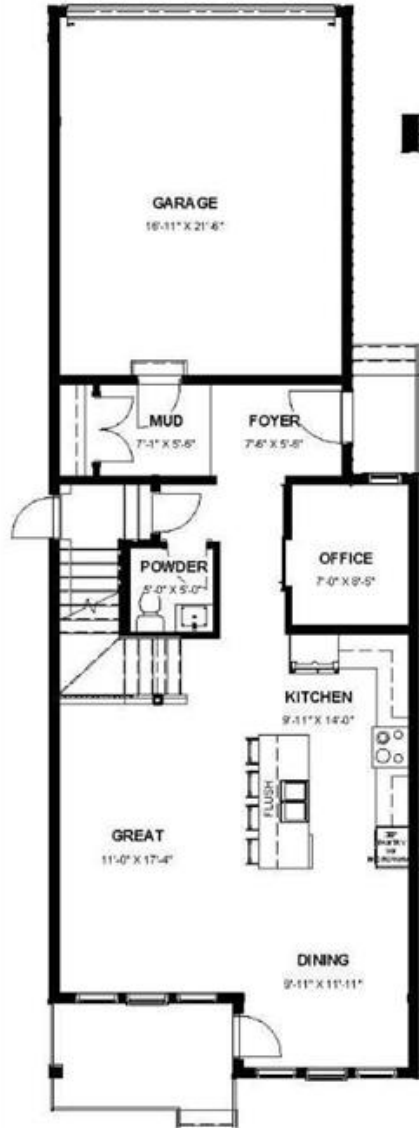
Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2211982**

Remarks

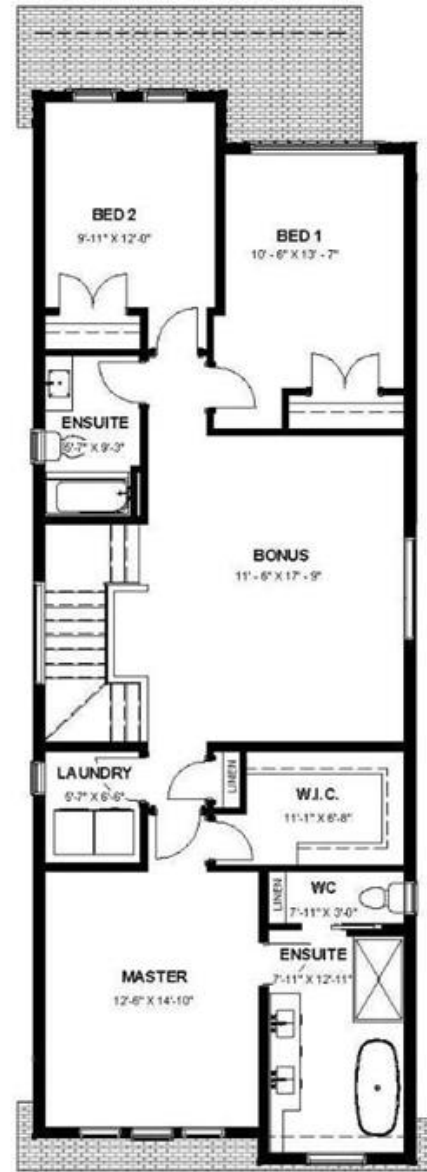
Pub Rmks: **Stunning 3-Bedroom with an office Eastwood Model in Copperstone - Modern Living at Its Finest! Welcome to the Eastwood, a meticulously crafted 3-bedroom, 2.5-bathroom home nestled in the vibrant community of Copperstone at Copperfield, Calgary. This residence offers a harmonious blend of contemporary design and functional living spaces, perfect for families seeking comfort and style. Key Features: Spacious Layout: The Eastwood boasts an expansive open-concept main floor with 9-ft ceilings, creating an airy and inviting atmosphere. Luxurious Primary Suite: Retreat to the primary bedroom, highlighted by vaulted ceilings, a generous walk-in closet, and a spa-like ensuite bathroom. Additional Bedrooms: Two well-appointed bedrooms provide ample space for family, guests, or a home office setup. Unfinished Basement: The 851 sq.ft. unfinished basement with 9-ft ceilings offers potential for customization, whether you envision a home theater, gym, or additional living quarters. Side Entry: A convenient side entry enhances accessibility and offers potential for a future 'legal basement suite', subject to municipal approvals. Community Highlights: Copperstone at Copperfield is a master-planned community known for its family-friendly environment and modern amenities. Residents enjoy proximity to parks, walking trails, schools, and shopping centers, ensuring a balanced lifestyle of relaxation and convenience.**

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 851 SQ.FT.
GARAGE 396 SQ. FT.



SECOND 1,245 SQ.FT. (BONUS ROOM)