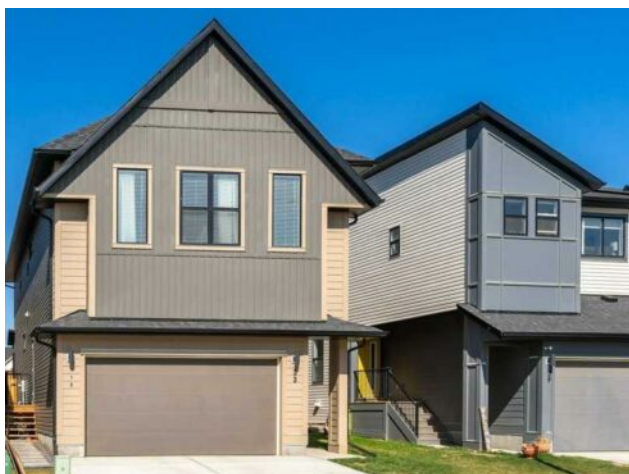


**33 Copperhead Road SE**  
**Calgary, Alberta**

**MLS # A2214350**



**\$864,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,445 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** 2 Electric Stoves, 1 Hood Fan, 1 Microwave, 1 Microwave Hood Fan, 2 Dishwashers, 2 Refrigerators, All Window Coverings, All Light Fixtures, 2 Garage Remotes, All Attached Shelves, 2 TV Brackets

**OPEN HOUSE** Sunday April 27th 1-3 pm Welcome to this stunning home in the heart of Copperfield, offering over 3,200 sq. ft. of beautifully designed living space with exceptional upgrades throughout. The main floor features a welcoming wall-panelled entry with integrated shoe storage, a bright home office with glass French doors, and a spacious family room complete with a custom-built fireplace and feature wall unit. The Signature kitchen is a true showpiece with a large quartz waterfall island, added pantry, floor to ceiling cabinetry, and a perfect coffee station. Upstairs, you'll find the expansive primary bedroom showcasing vaulted ceilings, his and her sinks, large soaker tub and a massive walk-in closet, exuding comfort and sophistication. An oversized bonus room, also with vaulted ceilings, offers flexible space for family enjoyment or playroom. Plush upgraded carpeting and thoughtfully placed pot lights elevate the feel of the entire upper floor. Adding tremendous value, the professionally developed legal basement suite features two bedrooms, a U-shaped dine-in kitchen, under-stairs storage, and a separate entrance — currently rented for \$1,500/month. This suite is ideal for multigenerational living or as a mortgage helper. Additional highlights include an 80-gallon gas hot water tank, garage with extended ceiling height for storage, and a fenced, landscaped backyard complete with a large deck, and a gas line for BBQs. Located in one of Calgary's most desirable family communities, Copperfield offers nearby schools, walking trails, shopping, South Health Campus, the YMCA, and easy access to Stoney Trail. This property perfectly blends luxurious living with income potential — a rare and refined opportunity you won't want to miss. Book your private showing today.