



# 316 Copperhead Way Calgary Alberta

\$849,000

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 eq...

Family room 13.67 Ft x 8.92 Ft  
 Kitchen 8.58 Ft x 13.33 Ft  
 Dining room 10.08 Ft x 6.33 Ft  
 Other 11.83 Ft x 4.25 Ft  
 Bedroom 10.17 Ft x 14.00 Ft  
 4pc Bathroom 6.08 Ft x 10.92 Ft

Other 10.67 Ft x 6.08 Ft  
 Pantry 3.67 Ft x 5.92 Ft  
 2pc Bathroom 5.00 Ft x 4.42 Ft  
 Bonus Room 10.58 Ft x 18.17 Ft  
 Laundry room 5.50 Ft x 4.92 Ft  
 Primary Bedroom 12.00 Ft x 16.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Foyer 9.83 Ft x 12.25 Ft

Kitchen 8.67 Ft x 13.42 Ft

Dining room 9.92 Ft x 10.42 Ft

Living room 18.75 Ft x 11.92 Ft

Other 8.50 Ft x 11.17 Ft

Bedroom 10.00 Ft x 12.83 Ft

Other 5.50 Ft x 5.00 Ft