



324 Copperhead Way Calgary Alberta

\$799,900

LEGAL BASEMENT SUITE | OVER 2,700 SQ FT DEVELOPED | DOUBLE ATTACHED GARAGE | AIR CONDITIONING

Welcome to this beautifully designed two-storey home in the vibrant community of Copperfield, featuring a fully finished 1-bedroom LEGAL basement suite approved by the City of Calgary; a rare opportunity to generate rental income, offset your mortgage, or accommodate multi-generational living. With over 2,700 sq. ft. of developed living space, this air-conditioned home offers exceptional flexibility for families and investors alike. The bright main floor features 9-foot ceilings and an open-concept layout designed for modern living. The chef-inspired kitchen is the centerpiece of the home, showcasing full-height cabinetry, upgraded stainless steel appliances, a large island with seating, and generous prep space. The dining area flows seamlessly into the spacious living room, creating the perfect space for everyday living and entertaining. A main floor office with built in desk, provides an ideal work-from-home setup, while a convenient 2-piece bathroom completes this level. Upstairs, the thoughtfully designed layout includes a spacious bonus room perfect for movie nights or family time. The primary bedroom is a private retreat featuring a coffered ceiling, walk-in closet, and a luxurious 5-piece ensuite with dual vanities, freestanding soaker tub, and glass-enclosed shower. Two additional bedrooms, another 5-piece bathroom, and upper-floor laundry add comfort and practicality for busy families. The legal basement suite has its own separate entrance and private laundry, offering excellent potential for rental income, extended family, or independent living for older children. Located in the family-friendly community of Copperfield, residents enjoy scenic walking paths, ponds, playgrounds, and nearby schools and daycares. Shopping, restaurants, and amenities are just minutes ...

5pc Bathroom 6.42 Ft x 11.33 Ft
 5pc Bathroom 8.00 Ft x 15.92 Ft
 Bedroom 9.92 Ft x 13.25 Ft
 Bedroom 11.50 Ft x 13.33 Ft
 Family room 14.83 Ft x 22.17 Ft
 Laundry room 6.42 Ft x 6.42 Ft

Kitchen 13.25 Ft x 8.17 Ft
 Living room 13.08 Ft x 13.08 Ft
 Furnace 6.00 Ft x 18.75 Ft
 2pc Bathroom 7.42 Ft x 3.00 Ft
 Dining room 9.58 Ft x 10.75 Ft
 Foyer 8.33 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

RE/MAX Realty Professionals

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Primary Bedroom 12.42 Ft x 18.42 Ft

Other 9.50 Ft x 8.42 Ft

Bedroom 9.92 Ft x 13.42 Ft

3pc Bathroom 4.92 Ft x 8.25 Ft

Kitchen 13.00 Ft x 14.00 Ft

Office 7.42 Ft x 10.00 Ft

Living room 11.08 Ft x 18.00 Ft