

# \$859,900 - 349 Copperhead Way Se, Calgary

MLS® #A2198842

**\$859,900**

4 Bedroom, 4.00 Bathroom, 2,673 sqft  
Residential on 0.09 Acres

Copperfield, Calgary, Alberta

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.

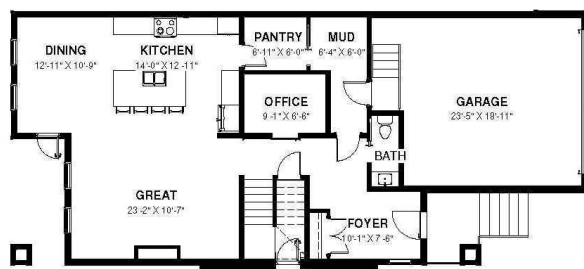
**Customizable Interiors:** Tailor your home with a variety of options, including vaulted ceilings, personalized cabinetry, and diverse lighting arrangements, ensuring a unique touch to your living space.

**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.



FARMHOUSE



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



SECOND 1,546 SQ.FT.

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.

Built in 2025

**Essential Information**

MLS® #	A2198842
Price	\$859,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,673
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### **Community Information**

Address	349 Copperhead Way Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5H2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	26
Zoning	R-G

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.