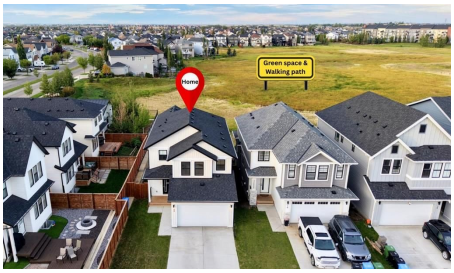
22 Copperhead Bay SE

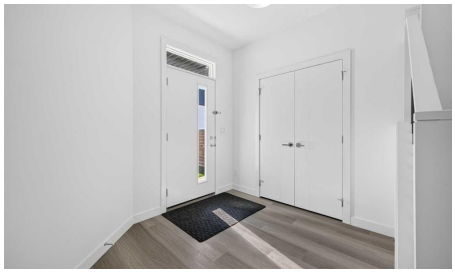
Calgary | Active | MLS® A2348159

$879,900









Bedrooms	Bathrooms	Year Built	Living area
4	4	2023	2,453.52 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

*** [OPEN HOUSE] 11/07 SAT 2:00pm-4:00pm*** Welcome to this move-in ready, and "like new, but better than new" home offers 2,453 sqft of above-grade living space, plus a newly developed 936 sqft walk-out basement, nestled in a well-established, family-friendly community just steps from schools, walking paths, a community centre, and every amenity you would need. From the moment you arrive, you will be wowed by a trendy entrance door, designer light fixtures, upgraded faucets and hardware, and an abundance of windows that flood the home with natural light and capturing the view of green space. 9 ft ceiling, an open-concept layout, and luxury vinyl flooring throughout the main level. Den or flex area with a sliding barn door offers flexible space for a home office, study room, or kids' play area. The living room is perfectly positioned for entertaining, centred by a gorgeous fireplace framed by sleek tiles. The kitchen is a true showstopper, featuring custom cabinetry, quartz countertops, a waterfall-edge island with seating for casual breakfast, a chimney hood fan, built-in microwave, designer backsplash, high-end appliances, and a huge walk-in pantry. The spacious dining room comfortably fits a large table and overlooks green space behind the home, and off to a large deck with Duradek and glass railings for morning coffee, birdwatching, relaxing afternoons, and evening BBQ festivities with glass of wine. Back to the house, the staircase with gorgeous railing and tall window lead to a bright bonus room with vaulted ceiling, ideal for a secondary living room for family gatherings. The primary bedroom impresses with vaulted ceiling, walk-in closet with full organizer system, and 5 pc ensuite with dual sinks, glass shower, and separate soaker tub. Two additional bedrooms are identical size and perfect for children or adults. Large upstairs laundry room with built-in cabinets adds everyday convenience. Newly developed walk-out basement is a huge bonus, ideal for big family or grown children, offering a spacious recreation area for a home theatre, home gym, game nights, or you can install a second kitchen to add more value. There are 4th bedroom and 3 pc bathroom overnight guest. Within walking distance to two schools, community centre, walking paths, playgrounds, and all other amenities, this is the perfect home for you! Book your private tour today before it's gone.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348159
Bedrooms	4
Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,453.52 sq. ft.
Main Level Finished Area:	1,088.41 sq. ft.
Upper Level Finished Area:	1,365.11 sq. ft.
Below Grade Finished Area:	936.6 sq. ft.
Acreage:	No
Lot Area:	4,380 sq. ft.
Lot Frontage:	31'5½"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2110791
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southeast
Community:	Copperfield
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 15'8" × 15' ·
Main Floor	Kitchen · 12' × 11'6" ·
Main Floor	Dining Room · 11'5" × 10'8" ·
Main Floor	Den · 10'5" × 8'11" ·
Upper Level	Bonus Room · 17'11" × 13'11" ·
Upper Level	Bedroom - Primary · 15'8" × 15'1" ·

Upper Level	Walk-In Closet · 7'9" × 6'8" ·
Upper Level	Bedroom · 12'6" × 12'1" ·
Upper Level	Bedroom · 12'6" × 12'1" ·
Upper Level	Laundry · 8'6" × 7'11" ·
Basement	Family Room · 25'4" × 16'2" ·
Basement	Flex Space · 16'2" × 5'10" ·
Basement	Bedroom · 10'2" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Backs on to Park/Green Space, No Back Lane, No Neighbours Behind, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/22-copperhead-bay-se-calgary-a2348159/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.