



**GRASSROOTS**  
REALTY GROUP

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**619 Copperpond Circle SE**  
**Calgary, Alberta**

**MLS # A2217298**



**\$720,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Copperfield  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,821 sq.ft.   | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street                             |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Creek/River/Stream/Pond, Rectangular Lot |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Veneer, Vinyl Siding  | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |      |

**Inclusions:** Refrigerator, Gas Stove, Range Hood, Dishwasher, All Black-out curtains, Garage Controls (x2), Wooden Pergola outside on deck (not attached), Central Vacuum in Garage, Water Softener

**\*\*OPEN HOUSE Saturday, May 10th 1-4pm\*\*** Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom detached home in the sought-after community of Copperfield! Perfectly positioned with no neighbors across the street, you'll enjoy serene, unobstructed views of the pond right from your doorstep. Step inside to discover a home that has been thoughtfully updated and immaculately cared for. The main floor features hardwood floors, a cozy, tiled GAS fireplace with a wooden mantel in the bonus room—ideal for relaxing evenings. The renovated kitchen is a true standout, boasting BRAND NEW quartz countertops (April 2025), a built-in cabinet extension for added storage (2022), newer stainless steel appliances including a gas stove with an air fryer (2022), Refrigerator (2022) and a Moen faucet (2024). Additional recent upgrades include triple-pane crank-opening windows (2025, lifetime warranty), brand new French doors (2025), a newer roof (2021), hot water tank (2021) and central A/C (2022). The home is also equipped with a brand-new central vacuum system (2025), a water softener (2023), professionally painted exterior trim (2022) for a fresh look, and this home has two outdoor gas lines for added convenience. Enjoy the peace and privacy of the quiet, fully fenced backyard—freshly stained in a modern green and backing onto a back alley for extra space between neighbors. The insulated and heated double attached garage makes Calgary winters a breeze. This home is more than move-in ready—it's a rare opportunity to own a turnkey property with stunning views, a quiet setting, and truly wonderful neighbors.