



GRASSROOTS
REALTY GROUP

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156 Copperpond Park SE
Calgary, Alberta

MLS # A2226108



\$644,777

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,580 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Covered, Triple Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Gentle Sloping, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

LOCATION, LOCATION, LOCATION! This lovely home is FRONTING A PARK AND PLAYGROUND and just steps to the POND with a kilometer of circumferential WALKING/ JOGGING PATH. The ELEGANT CURB APPEAL is enhanced by the white vinyl and smart board sidings and the BLACK WINDOW FRAME. The COVERED FRONT PORCH with GLASS RAILINGS is a great place to cool off this summer. As you enter the front door, you'll be impressed by the 9-FT HIGH CEILINGS, NEWLY SANDED & STAINED HARDWOOD FLOORS and FRESH NEW PAINT THROUGHOUT the home. The cozy FIREPLACE and HUGE WINDOWS in the living room exudes warmth and relaxation. The natural light comes through the dining room window and makes it perfect for entertaining. The BRIGHT kitchen boasts of UPGRADED STAINLESS STEEL APPLIANCES, ESPRESSO NATURAL WOOD CABINETS, NEWLY SEALED GRANITE COUNTERTOPS, POT LIGHTS, WINDOWS overlooking the backyard, a PANTRY and more. A DEN, MUDROOM & HALF BATH completes the main floor. There is FRESH NEW SOD in the backyard, a blank slate for the gardener. The impressive TRIPLE CAR GARAGE is perfect for the car enthusiast, mechanic, wood worker or a family with driving teenagers. As you go upstairs, you'll love the BRAND NEW CARPETS in all the bedrooms. The SPACIOUS MASTER'S BEDROOM comes with a WALK-IN CLOSET and a 5-PIECE ENSUITE WITH A SEPARATE SOAKER TUB & SHOWER as well as a huge VANITY WITH DOUBLE SINKS. Two more GENEROUSLY-SIZED BEDROOMS, A 4-PIECE MAIN BATHROOM AND THE LAUNDRY ROOM are also found in the upper floor. DESIGNER WALL PAPER leads the way to the illegally SUITED BASEMENT equipped with an almost brand

new stove top, microwave hood fan and a mini-fridge. There is ENGINEERED HARDWOOD FLOORING THROUGHOUT the basement. It comes with a HUGE REC ROOM. a very SPACIOUS BEDROOM, A SECOND DEN OR FLEX ROOM, 3-PIECE BATHROOM, STORAGE ROOM plus the utility room. This IMPRESSIVE HOME HAS ALMOST EVERYTHING NEW! The carpets, paint,, backyard sod, both house and garage roofs and gutters are ALL BRAND NEW. This wonderful home truly has UNBEATABLE VALUE! Schedule your viewing today!