



**GRASSROOTS**  
REALTY GROUP

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**23 Copperpond Heights SE**  
**Calgary, Alberta**

**MLS # A2227898**



**\$559,999**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Storage Shed

Welcome to this beautiful community of Copperfield. This home combines thoughtful design with timeless finishes, offering comfort and functionality. It's located on a quiet street "Step inside and be greeted by a beautifully custom-designed living room, crafted to make an unforgettable first impression. Hardwood floors flow seamlessly through the living and dining areas. The modern kitchen is a chef's dream, new stainless steel appliances , a kitchen island in the center, perfect for everyday living. Ample dining space to accommodate any size dining table .A beautiful two-piece washroom and rear mudroom with a closet finishes off the main floor. A beautiful spindle railing leads you upstairs, where you'll find a spacious primary bedroom with an ensuite bath, two additional bedrooms, and another 3-piece bathroom. Step outside to a beautiful South facing backyard featuring a large deck—ideal for summer gatherings. A storage shed is included The home is also equipped with Central A/C which is perfect in the summer. Recent upgrades include stainless steel appliances (2025), new flooring (2025), fresh paint (2025), and a new roof (2020) This stunning home located just minutes from schools, parks, shopping centers, restaurants, and easy access to major roadways. An exceptional opportunity you won't want to pass up.