



**GRASSROOTS**  
REALTY GROUP

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**32 Copperpond Avenue SE**  
**Calgary, Alberta**

**MLS # A2231114**



**\$550,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, 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>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Welcome to this bright and beautifully maintained 3-bedroom, 2.5-bathroom detached home located in the vibrant and welcoming community of Copperfield. Situated on a quiet street, this home features a spacious private backyard with a large rear parking pad and an expansive deck—perfect for entertaining or unwinding outdoors. Step inside to a sun-filled entrance with a convenient front closet that leads into the open-concept main floor. The cozy living room with a fireplace flows effortlessly into the dining area and modern kitchen, creating a functional and inviting space for both everyday living and gatherings. Upstairs, you’ll find three well-sized bedrooms, including a primary suite complete with a walk-in closet (with its own window for natural light) and a private ensuite bathroom. The additional bedrooms are ideal for kids, guests, or a home office setup. A second full bathroom and a convenient half-bath on the main floor add to the practical layout of the home. You will also find your laundry space upstairs for convenience. The undeveloped basement offers a blank canvas ready for your personal touch—whether you envision a recreation space, home gym, media room, or extra bedroom. Copperfield is a dynamic southeast Calgary community known for its family-friendly atmosphere, scenic parks, and pathways. With easy access to schools, shopping, transit, and major roadways like Stoney and Deerfoot Trail, it’s a community that balances peaceful residential living with urban convenience. Residents enjoy picturesque ponds, playgrounds, and proximity to 130th Avenue shopping districts. This home is perfect for first-time buyers, young families, or investors looking for a quality property in a thriving neighbourhood.

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