



**GRASSROOTS**  
REALTY GROUP

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**8 Copperpond Avenue SE**  
**Calgary, Alberta**

**MLS # A2233328**



**\$599,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,605 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

2 Storey Home with Urban Elevation. Move in ready & worry free! Lovely front covered porch w/SE exposure to take in that morning sun. Open concept main floor living w/front living room. Knock down ceilings throughout. Central dining space w/upgraded large window making the space bright and open. Kitchen w/granite countertops, stone backsplash, eating bar, stainless steel appliances, soft close wood cabinetry, plenty of workspace for a family. Low maintenance landscaping w/large patio conveniently direct off kitchen, great for entertaining! Tech space just before heading upstairs, great for your home office. Master complete w/deep soaker tub, separate shower, large vanity w/plenty of storage plus walk-in closet! Full bath w/upgraded stand in shower. 2 additional bedrooms and laundry room complete the top floor. Lower level is yours to create perfect for future rec space, bedroom and bath! New hot water tank(2024), furnace motor replacement(2024). Just steps to a large park!