



**GRASSROOTS**  
REALTY GROUP

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**336 Copperpond Circle SE  
Calgary, Alberta**

**MLS # A2235950**



**\$865,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,356 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None Known		

Waterfront living. This 5 bed 3.5 bath home features integrated appliances, quartz countertops, hardwood floors and beautiful views over copper pond. Prime location with walkout, backing onto the pond. The main floor is a home to an open concept living and kitchen space, backing onto an oversized patio. Upstairs primary suite with a spa-like 5pc ensuite with soaker tub, double sinks with large walk in closet. Two more bedrooms, the laundry room, another full bathroom and flex space can also be found on upper floor. The basement is walkout illegal suite with one bedroom, full bathroom, kitchen area and living room. Close to all amenities like playground, park, schools nearby, shopping center and transit. Access to Stoney trail and Deerfoot trail. Book your showing to view this beautiful home and make it yours.