



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**28 Copperpond Gardens SE**  
**Calgary, Alberta**

**MLS # A2239285**



**\$768,888**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RE0110 Detached
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** N/A

Listed close to city assessment &mdash; a rare opportunity in today's market! Welcome to 28 Copperpond Gardens SE, a beautifully maintained and fully finished two-storey home offering nearly 3,000 sq ft of total living space across three levels. This spacious home features 3 bedrooms, 2.5 bathrooms, and a fully developed basement with a massive rec room, private den, and ample storage. The main floor offers a bright, open layout with a cozy fireplace, generous living and dining areas, a well-laid-out kitchen with plenty of cabinetry, and a convenient laundry/mudroom. You'll also enjoy the double attached garage and central A/C for year-round comfort. Upstairs, you'll find a large bonus/family room and a stunning primary suite featuring a 5-piece ensuite with a bath oasis and walk-in closet. Step outside to a spacious deck and professionally landscaped yard &mdash; perfect for summer gatherings or peaceful evenings at home. Situated in the heart of Copperfield, this home is close to Copperpond Park, New Brighton Athletic Park, schools, shopping, and offers quick access to Stoney Trail. This is your chance to own a move-in ready home with serious value in one of SE Calgary's most desirable communities &mdash; book your private showing today!