

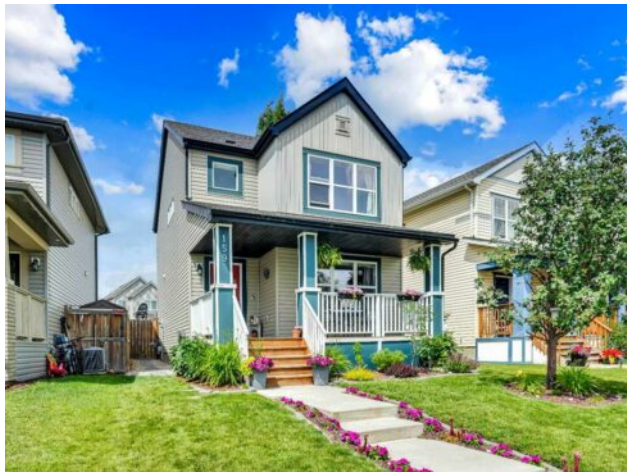


GRASSROOTS
REALTY GROUP

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159 Copperpond Road SE
Calgary, Alberta

MLS # A2240774



\$549,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: Shed

Welcome to this tenderly cared for family home in the desirable community of Copperfield which is move in ready for a new owner to love! Whether you are a first-time buyer or a savvy investor, this property offers incredible value and long-term potential. You will be immediately impressed by the flower bordered walkway and inviting curb appeal up to charming front veranda—perfect for sipping your morning coffee. Step inside to discover a warm and functional floor plan that features a separate front living room, an expansive kitchen with a large granite island, stainless steel appliances, corner pantry, and ample cabinet space. There is plenty of room for family dining and entertaining with a convenient half bath for guests. Upstairs, via the stunning staircase, you will find three generously sized bedrooms, including a large primary with a private ensuite and a bright windowed walk-in closet. The unfinished basement is a blank canvas with a rough-in bathroom already in place—just waiting for your creative touch to expand the living space. Outside, enjoy the beautifully landscaped west-facing backyard from the private deck that captures the afternoon sun, ideal for relaxing, BBQing, or gardening. Off-street parking adds to the convenience with more than enough area for a double garage. Located close to transit, the South Health Campus Hospital, schools, parks, and all the shopping and dining options you could ask for, this home combines lifestyle, comfort, and future potential in one unbeatable package. Do not miss the chance to make this home yours—book your showing today!