



**GRASSROOTS**  
REALTY GROUP

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**200 Copperpond Parade SE**  
**Calgary, Alberta**

**MLS # A2241132**



**\$619,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Heated Garage, Insulated, Pav		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Undergrou		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV wall mount in kitchen, TV wall mount in primary bedroom

Lovingly maintained by each of it's owners, this home is packed with thoughtful upgrades that blend classic style with modern convenience. With 3 spacious bedrooms and 2.5 bathrooms, you'll have all the space you need—and then some. (Bonus: A/C for our hawt summer days!) The main floor is perfect for any number of guests (as long as they're invited), with an open-concept layout that flows effortlessly from front to back. The upgraded lighting, stunning maple cabinets, and matching railings are enough to make your neighbours jealous. Plus, there's a cozy gas fireplace perfect for those "Netflix and chill" moments. All window coverings are included. And the kitchen? Oh, it's got it all: upgraded stone countertops, stainless steel appliances, under-cabinet lighting, and crown moulding—because, well, why not? Need more space? The pantry has room for all your stuff (you know, the random snacks and miscellaneous "stuff" you use twice a year). Upstairs, the primary bedroom is fit for a king (sized bed), with a walk-in closet big enough to store everything from your winter wardrobe to your secret collection of things you'll never throw away. The ensuite? Your new escape from reality. Two more bedrooms and a 4-piece bathroom make the upper level complete, along with stacked laundry for maximum convenience. (NEW DRYER—July 2025.) Recent upgrades? We've got those, too. TRIPLE-PANE WINDOWS (2022) for the ultimate energy efficiency, NEW EXTERIOR DOORS, AND NEW SHINGLES (2021) on both the house and garage. Outside, the sunny, south-facing backyard is begging for an Alberta BBQ, complete with a composite deck, stamped concrete, built-in lighting, a gas fire pit, and even a fountain feature to give you that zen moment you

deserve after hosting said BBQ. Bonus points for the UNDERGROUND SPRINKLER SYSTEM and RETRACTABLE AWNING with a wind sensor (because you like smart features, don't you?). The shed is the perfect size for all your lawn gear. And let's talk garage. This oversized HEATED double garage is EV-FRIENDLY, with a 60-amp panel, 220V plug, extra outlets, and two additional concrete pads for parking all your toys. If you need space, this place has it—and then some. PARKING FOR 4 Tucked away on a quiet street with a PAVED BACK LANE and just minutes from parks, schools, and amenities, this home is truly a standout. Don't just think about it—schedule your showing and then decide.