



GRASSROOTS
REALTY GROUP

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108 Copperpond Park SE
Calgary, Alberta

MLS # A2242092



\$611,111

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,505 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Wall Mount(s)		

Your Dream Family Home in Copperfield! Welcome to this beautifully maintained, air-conditioned 4-bedroom, 3.5-bathroom home, perfectly positioned across from a quiet park—offering serene views and added privacy in one of Calgary’s most family-friendly communities. Step inside to discover hardwood flooring throughout the main level and a bright, inviting living room with large windows and a cozy gas fireplace. The open-concept kitchen is a true standout, featuring stainless steel appliances, granite countertops, and a large island with bar seating—perfect for both family meals and entertaining guests. Off the back entrance, a practical mudroom helps keep life organized, leading to an insulated double detached garage with a paved back lane. Outside, enjoy your fully fenced, west-facing backyard with a spacious deck—ideal for summer BBQs and relaxing evenings in the sun. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite boasting double vanities. The convenient upper-level laundry adds everyday ease. The professionally finished basement (2023) offers even more living space, complete with luxury vinyl plank flooring, a legal fourth bedroom, a full bathroom, and a large rec room—perfect for movie nights, a home gym, or play area. Upgrades include a newer roof (2020) and hot water tank. Don't miss your chance to enjoy park-front living with all the comforts of modern design and thoughtful updates. Book your private showing today!