



GRASSROOTS
REALTY GROUP

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**427 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2242716



\$629,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

An amazing opportunity to own in the desirable community of Copperfield, this spectacular 3-storey home boasts a very functional, open concept layout loaded with upgrades that is sure to impress. This home has been recently renovated throughout to include newer carpet and underlay on the second and third levels, finished stairs to the basement, new subway tile backsplash and quartz countertops in all 3 bathrooms, nicely painted from top to bottom, including the exterior trim and more! The main floor features newer Luxury vinyl plank flooring throughout, large windows offering an abundance of natural light and gas fireplace in the living room featuring a beautiful updated stone surround. The kitchen is highlighted with white quartz countertops, timeless espresso cabinetry, beautiful subway tile backsplash, garburator, pantry, as well as stainless steel appliance package including. Also featuring a large mudroom with a built-in bench and 2-piece bathroom complete the main floor. Upstairs on the second floor, you'll find 3 bedrooms and 2 full bathrooms and a generous laundry room. The master retreat offers no limit of natural light, a large walk-in closet with custom built-ins and a 4-piece ensuite bathroom complete with a make-up vanity! Head up to the third floor where you'll find a large open loft space offering beautiful wetland views. It's the perfect space for a bonus room - which is already roughed-in for a home theatre, toy room, or a guest space which includes another 4-piece bathroom. Top it off, this charming family home features a private backyard, with a large poured exposed concrete patio, gasoline for the BBQ and large double detached garage. Located within walking distance to multiple playgrounds, schools and amenities, this home also backs the wetlands, checking all the boxes and awaiting it's new family!

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