



GRASSROOTS
REALTY GROUP

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17 Copperpond Parade SE
Calgary, Alberta

MLS # A2244018



\$699,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,698 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

****Open House June 1st 12pm-3pm**** Welcome to 17 Copperpond Parade SE, a charming detached home nestled in the family-friendly community of Copperfield, Calgary. Built in 2014, this well-maintained residence offers a perfect blend of comfort and functionality. 4 beds | 3.5 Bath | illegal Suite | Great Backyard *****Bedrooms & Bathrooms:**** 3 spacious bedrooms, 2.5 bathrooms, plus a versatile bonus room—ideal for a home office, playroom, or media space. *****Outdoor Living:**** Enjoy the sunny south-facing backyard featuring a custom-built pergola, expansive deck, and a custom-made shed. The fully fenced yard ensures privacy and is perfect for outdoor gatherings. *****Garage:**** Double detached garage that is insulated, painted, and heated—providing comfort and convenience year-round. Situated on a quiet street, this home is close to schools, parks, walking paths, and shopping centers, making it ideal for families seeking a vibrant community atmosphere. This delightful home combines thoughtful design with practical features, offering a comfortable lifestyle in a sought-after neighborhood. Don't miss the opportunity to make 17 Copperpond Parade SE your new home.