



**GRASSROOTS**  
REALTY GROUP

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**691 Copperpond Circle SE**  
**Calgary, Alberta**

**MLS # A2244383**



**\$699,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,963 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning home positioned across from Copperpond Park and walking pathways, offering nature views from the second floor. This home comes with 3 bedrooms, 3.5 baths, and a fully developed basement with permits for a total of 2840 sq ft of living area. The kitchen contains beautiful granite countertops, stainless steel appliances, and a large island. This home offers central A/C, efficient furnace, a gas fireplace, and a Perfect16 IQAir® Medical-Grade Air Filtration system. Other premium upgrades include a central vacuum with attachments, a recently replaced tankless hot water system, water softener, and a large built-in bookshelf in the cozy living room. The large windows provide lots of natural lighting, and the home opens to a spacious backyard deck. Major updates done 4 years ago include new shingles, siding, soffit, and fascia. Walking distance to Tim Hortons, a gas station, and amenities. City assessed at \$729,500 (2025), which allows for great value in a prime location!