



GRASSROOTS
REALTY GROUP

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182 Copperpond Street SE
Calgary, Alberta

MLS # A2245084



\$549,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,261 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: Window coverings

Welcome home to the beautiful community of Copperfield. This amazing three bedroom, two full bath and one half bath home has a sunny south-facing backyard. It's located on a quiet street with a giant park nearby. Pride of ownership is evident as soon as you walk in. You will immediately notice the beautiful ceramic tile and hardwood floors. The living room has an open concept design leading you into the spacious kitchen, with stainless steel appliances, including a microwave hood fan. The large dining area will fit your kitchen table no problem. A beautiful two-piece washroom and rear mudroom with a closet finishes off the main floor. Upstairs, you will find a large primary bedroom that has a good sized ensuite. Two more bedrooms and a four-piece full bath complete the upstairs. The basement is partly finished. Just needs flooring. The sunny south-facing backyard is a perfect spot to enjoy the evening sun. There is a composite deck perfect for BBQing and the fenced rear yard is a great size for the kids or dogs to play. There is an oversized double detached garage for all your parking needs. This home is within walking distance of many bus stops and Shoppers, Sobeys and many other shops, cafes and restaurants. The home is also equipped with Central A/C (2021) and Water softener (2023). This home is move-in ready and needs nothing but your personal touches.