



GRASSROOTS
REALTY GROUP

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113 Copperpond Bay SE
Calgary, Alberta

MLS # A2248579



\$749,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled on a quiet cul-de-sac, this 2,286 sq ft home combines thoughtful upgrades with an unbeatable location. Freshly painted throughout, it offers 4 spacious bedrooms, 2 furnaces, an EV charger in the garage, and new siding and roof completed in 2021. The open-concept main floor has 9-ft ceilings, hardwood and tile flooring, a private office with French doors, and a gourmet kitchen with extended-height cabinetry, granite counters, stainless steel appliances, a large island, and a walk-in pantry. The dining area flows to a huge two-tier, partially covered deck. Ideal for entertaining! While the living room is anchored by an elegant gas fireplace and oversized windows. Upstairs, you'll find a generous bonus room with balcony access, 4 large bedrooms, and a luxurious primary suite featuring a spa-like 5-piece ensuite with double sinks, a soaker tub, and an oversized glass shower. The high-ceiling basement offers rough-in plumbing for future development, and the 21' x 20' garage easily accommodates an extended truck. The pie-shaped backyard is a true retreat, with built-in garden beds on both sides, multiple fruit trees, and lush landscaping that creates a park-like setting. Located within walking distance to parks, ponds, schools, and shopping, with quick access to the ring road—this home blends comfort, convenience, and style.