



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

48 Copperpond Park SE
Calgary, Alberta

MLS # A2251604



\$620,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,597 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: Attached TV in Living Room.

THIS HOME SHOWS "PRIDE OF OWNERSHIP" AND LIKE NEW!!! This immaculate home is located on a quiet street across from a park and on a great lot. A bonus feature is the oversized, heated double garage with a storage loft. This 1600 sq ft 2 storey home has engineered hardwood flooring on the main. The large bright kitchen offers a full upgraded Stainless Steel appliance package with a gas stove and built in microwave, a fridge with an ice/water feature, a large pantry with wire shelves, cabinets that are full height, granite counter tops, and a black sink with a soap dispenser. The living room has a beautiful wood feature wall which includes the attached TV. The main floor office/computer room has built in cabinets, drawers and granite countertops. The master bedroom has a large walk in closet and a full 4pc ensuite with a tub, separate shower and granite countertops. The other 2 bedrooms offer the extra corner windows. The main floor and the basement have 9' ceilings. The oversize double garage is heated, drywalled and insulated and has the upstairs loft. The side lot is large enough for a tent trailer or utility trailer. Large SouthWest facing back yard is fully landscaped and also has a shed. Rarely homes in this condition come on the market! THIS IS A MUST SEE HOME!!!