



**GRASSROOTS**  
REALTY GROUP

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

**519 Copperpond Boulevard SE**  
**Calgary, Alberta**

**MLS # A2251669**



**\$599,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<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>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters		

**Inclusions:** None

This stunning detached home sits on a desirable corner lot in the vibrant community of Copperfield. As you step inside, you're greeted by a bright open-concept floor plan with soaring 9-foot ceilings. The main level features a spacious living room with a cozy fireplace feature wall, a welcoming dining area with an eating bar, and stylish tiled entries at both the front and rear. The heart of the home is a modern chef's kitchen, complete with ample cabinetry, quartz countertops, stainless steel appliances which were all replaced in 2021. Just off the kitchen, you'll find access to a beautiful deck with a pergola-perfect for morning coffee sips and BBQ with family and friends. A powder room completes the main level. Upstairs, the impressive primary bedroom boasts a walk-in closet and a 4-piece ensuite, plus two additional well-sized bedrooms and a full bathroom. The laundry is also located in the upper floor for easier access. Washer and dryer was replaced in 2022. The fully developed basement offers a large family or recreation room with laminate flooring, plus a versatile den area-ideal for a home office or computer nook. Live comfortably with your centralized airconditioning installed in 2023. Hot water tank was also replaced in 2024. Additional upgrades include the Gemstar light at the front, side and back of the house. With a double detached garage, fenced yard, and backing onto wetlands, this is the perfect family home- move-in ready and packed with value. Close to Stoney Trail and Deerfoot Trail, a must-see home!