



**GRASSROOTS**  
REALTY GROUP

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**83 Copperpond Square SE**  
**Calgary, Alberta**

**MLS # A2253353**



**\$589,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,709 sq.ft.	<b>Age:</b>	2012 (13 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>	Back Lane, Front Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Alarm System, Coat Hooks

OPEN HOUSE - Sunday Oct 12, 12:00-2:00 - A story book Copperfield setting with beautiful front veranda and mature trees and facing across the street to a green space&hellip;Step into this bright, beautifully maintained home and immediately feel welcomed by a functional front foyer with storage that keeps the entry neat and organized. The open-concept living room invites you in with rich hardwood floors and a built-in gas fireplace &mdash; a literal warm welcome. Natural light pours through the windows, creating an airy feel that continues throughout the home. The kitchen is designed for both style and practicality, featuring granite countertops, stainless steel appliances, a central island with seating, and full-height cabinetry with elegant crown molding. An expansive dining area easily fits a full table for gatherings and family dinners. Just off the kitchen, a hallway leads to a separate mudroom with built-in hooks and convenient main floor powder room. Uniquely positioned near the stairs is a private office or flex space, ideal for working from home. Upstairs, you&rsquo;ll find three spacious bedrooms, including a primary suite with soaring vaulted ceilings, a generous walk-in closet, and a luxurious 5-piece ensuite complete with double vanities, granite counters, a walk-in shower, and a deep soaker tub. The upper level also includes a full bathroom, laundry room, and two additional bedrooms with ample closet space. Comfort is key with central air conditioning throughout the home. A newer double detached garage makes this home just about perfect and ready to move in. Located directly across from a large green space with a playground and picnic area, this home is perfect for families. The Copperfield community offers scenic walking paths, access to the tranquil wetlands, multiple schools, and quick access to major roads&mdash;making it a vibrant and convenient place to call

home. With other SE Calgary amenities close by with shoppes at 130th or a little south were you find Seton district with theatres, dining, Brookfield YMCA and South Health Campus Hospital. There is a reason why people love living in SE Calgary!