



GRASSROOTS
REALTY GROUP

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

116 Copperpond Parade SE
Calgary, Alberta

MLS # A2255579



\$570,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Starting with the perfection of the curb appeal, this wonderful home is located on a quiet, well kept street in Copperfield. Relax on your charming front porch and watch the sun rise. Entry way with front closet and 2 pc bath off to the side from main area. Massive kitchen with stainless steel Whirlpool fridge, microwave and induction stove. Loads of cabinet space, an eat up bar and pantry. Dishwasher was replaced in 2022. Dining area with 3 upgraded windows when built to keep the lighting nice and bright. Cozy living room with a gas fire place with more windows looking into the backyard. Double detached garage (19'4" x 21'5") which is insulated and drywalled with a paved alley behind. Sunny south yard with a 2 tier deck featuring a privacy screen with louvers. DOUBLE MASTER BEDROOMS upstairs each featuring a 4 pc en suite with a tub/shower combo. Front master has a walk in closet. Both bedrooms could fit a king sized bed. Undeveloped basement is ready for your personal touch and also has the laundry area. Freshly painted in Sept 2025, professionally deep cleaned inside, exterior was power washed, this home is move in ready and shows 10/10!