



GRASSROOTS
REALTY GROUP

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151 Copperpond Square SE
Calgary, Alberta

MLS # A2255952



\$584,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

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:	Closet Organizers, Double Vanity, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Concrete Tree Ring (on side of Garage), Alarm with No Contract.

Good morning Beautiful! Wake up to the sight of green space across the street and spend your mornings strolling to the nearby park, playground, or pond with winding bike paths—kids on bikes, dogs running, and the fresh air setting the tone for the day. Step inside your welcoming entryway into a bright, open home where a large front office or den is perfect for work, homework, or quiet reading. Hardwood floors lead you to a kitchen with a peninsula island, rich cabinetry, and stainless steel appliances that flow into a sunny dining area and cozy living room with a gas fireplace—ideal for family breakfasts, or laughter-filled evenings. Step out onto the large east-facing deck to enjoy morning coffee in the sun or evening wine while keeping an eye on the kids playing in the low-maintenance yard. Upstairs, three generous bedrooms include a primary retreat with a spa-style ensuite and walk-in closet, plus a full bath and convenient upper laundry with a new washer and dryer (2024). The home also features newer shingles, eavestroughs, and downspouts (2021) for peace of mind. The oversized double garage easily fits a full-size truck, SUV, and tools, ready for hobbies, projects, or extra storage. The unspoiled basement with plumbing R/I awaits your finishing touch. Every corner of this home, from the green space outside to the deck and open living spaces inside, is designed for family, fun, and creating lasting memories.