



GRASSROOTS
REALTY GROUP

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24 Copperpond Park SE
Calgary, Alberta

MLS # A2257645



\$638,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Backyard shed, Alarm system (no current contract), Furniture (two queen beds, two twin beds, 2 Dallas reclining sofas with drop down tables in Mocha, complete with warranty, 2 additional sofas, 3 study tables), stand alone freezer, 65" TV, 35" TV, built in wall mounted shelf and office furniture, patio table with 4 chairs, lawnmower

Nestled in the heart of Copperfield, this beautifully maintained AIR-CONDITIONED single-family home with a maintenance free backyard and over sized deck, offers nearly 1,600 sq. ft. of developed living space, providing plenty of room for your growing family. With 5 spacious bedrooms and 4 bathrooms, this home ensures that everyone has their own space to relax and unwind. Situated on a QUIET CLOSE, FACING A PARK AND GREEN SPACE, the property offers a peaceful setting and convenient access to Copperfield Loop (a 9 km loop trail near Heritage Pointe) and two Regional Pathways (a 4 km paved multi-use trail connecting Copperfield to 114 Avenue SE and a 2 km paved path located in East Copperfield). Walking in, you'll be immediately welcomed by the warm ambiance of hardwood floors that flow seamlessly throughout the main floor. The kitchen is a true standout, featuring elegant granite countertops, stainless steel appliances, and an abundance of cabinetry, making it a chef's dream. The open floor plan allows natural light from the south-facing front window to flood the living areas, creating a bright and inviting atmosphere. The main floor includes a spacious living room, a generous dining area, and a versatile flex space, perfect for a home office or tech center. Upstairs, the primary suite serves as your personal retreat, offering a generous size, a 4-piece ensuite with a large soaker tub and separate shower, and ample closet space. The second floor also features two more well-sized bedrooms, a main bath, and convenient upper-level laundry for added functionality and ease. The fully developed basement (which has the opportunity to be SUITED by adding a side door) has two additional bedrooms and a 3-piece bath with a walk-in shower, making it perfect for guests, extended family, or growing teenagers. The recreation room

provides an ideal space for entertaining, relaxing, or movie nights. CONVENIENTLY LOCATED NEAR TRANSIT, SCHOOLS, AND RECREATIONAL SPACES, this home is perfect for first-time homebuyers or growing families looking for a spacious, family-friendly environment. Don't miss the opportunity to make this Copperfield gem your own. Schedule a viewing today and experience all the charm this home has to offer!