



**GRASSROOTS**  
REALTY GROUP

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**30 Copperpond Place SE**  
**Calgary, Alberta**

**MLS # A2259832**



**\$524,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	Swing Set		

Searching for a semi-detached home with excellent value, renovations, a double garage and a finished basement? This property offers a unique floor plan that stands out from the rest, beginning with a spacious front balcony and a private entrance that opens into a hallway with a closet and a wall cutout that brings natural light into the main living areas. The main floor features laminate flooring throughout with a bright south facing living room that provides plenty of space to gather, a central dining area complete with a built-in bench for added seating and charm and a beautifully renovated kitchen showcasing crisp white cabinetry, modern finishes and a central eat-up island overlooking the backyard. A convenient 2pc bathroom is tucked by the back door for guests and everyday use. Upstairs you'll find a large primary bedroom with its own walk-in closet and 4pc ensuite, plus two additional bedrooms and another full 4pc bathroom to complete the upper level. The fully finished basement adds even more living space with a recreation area, a cozy den currently set up as an arts and crafts room for the kids, a 2pc bathroom and generous storage options. Outside, the backyard offers a large deck perfect for entertaining, a swing set for play and a spacious double detached garage. Recent updates give peace of mind with a new furnace (2025), Air Conditioning (2024) and roof and siding (2022). Ideally located close to schools and shopping with quick and easy access to main routes across the city, this home is also just a short walk to Copper Pond and Copperpond Square Playground, making it a wonderful option for families and outdoor enjoyment.