



**GRASSROOTS**  
REALTY GROUP

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**78 Copperpond Street SE  
Calgary, Alberta**

**MLS # A2261055**



**\$775,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Washer/Dryer (Lower), Washer Dryer(Upper), Central Vacuum /Attachments, Hood-Fan(Basement)		

Every once in a while, a home comes along that rewrites what Copperfield can be. Backing directly onto greenspace with a walkout lower level and a professionally finished one bedroom suite, this property stands in a league of its own. Nearly 2,700 square feet of refined living space including a bright and fully functional illegal suite with its own separate entrance and laundry. Perfect for generating rental income, hosting long term family, or giving teenagers their own independence. All renovations were professionally completed and presented with care. More than 150,000 dollars invested in thoughtful upgrades that move this property far beyond "builder grade" and what you normally find in Copperfield. The main floor welcomes you with nine foot ceilings, luxury flooring, and a showpiece gas fireplace wrapped in custom stone and mantle. The kitchen was fully redone with quartz counters, tiled backsplash, modern appliances, refreshed cabinetry, and smart storage. The layout flows naturally to the composite upper deck that overlooks private greenspace with no rear neighbors. Upstairs delivers exactly what move up buyers want. Three generous bedrooms, a large bonus room, and two substantially renovated bathrooms. The primary suite feels elevated with custom built ins in the walk in closet and a luxury ensuite featuring a dual vanity, custom tile, 10 mm glass shower, niches, and fixtures that belong in a much higher price bracket. The walkout level is a true asset. Bright windows, a private entrance, dedicated laundry, a full kitchen, a bedroom, and a modern bathroom. Keep it for your own use or capture meaningful monthly income to offset your mortgage and step into a higher tier of living. Outside is turnkey and low maintenance with professional landscaping from front to back, composite deck on the walkout patio and the upper deck, and custom composite stairs

that connect both spaces seamlessly. The double attached garage adds everyday ease, perfectly rounding out a home set in one of Calgary's most family friendly communities. Surrounded by pathways, ponds, and playgrounds, with quick access to schools, 130 Avenue shopping, and the South Health Campus. If you've been waiting for a Copperfield home that truly checks every box and pays you back every month, this is the one.