



GRASSROOTS
REALTY GROUP

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232 Copperpond Parade SE
Calgary, Alberta

MLS # A2265206



\$599,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversi		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Television wallmount (no Television), work bench in garage

Welcome to this beautifully designed home in the family-friendly community of Copperfield—a neighbourhood known for its parks, greenspaces, and established schools. Inside, you’ll find a modern open-concept floorplan with stylish finishes throughout. The front living room features a cozy fireplace, while the back kitchen offers a large eat-up island, granite countertops, ample cabinetry, and a spacious pantry—perfect for both everyday living and entertaining. Stay cool in the warmer months as this home also features central air conditioning. Upstairs, there are three generous bedrooms, including a primary suite with a large walk-in closet and a 4-piece ensuite. Also, upper floor laundry for your convenience. This property also features a rare oversized, insulated, and heated garage, complete with 240V power—perfect for heavy tools, a workshop, or future EV charging. It even includes a second front-facing garage door, making it easy to open up for convenience or for hosting unforgettable gatherings. Enjoy the sunny backyard with its large composite deck and poured concrete patio—perfect for gatherings. This home perfectly blends comfort, functionality, and style—a true gem in one of Calgary’s most beloved communities.