



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8 Copperpond Avenue SE
Calgary, Alberta

MLS # A2268281



\$559,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	n/a
-------------	-----

2 Storey Home with Urban Elevation. Move in ready & worry free! Lovely front covered porch w/SE exposure to take in that morning sun. Open concept main floor living w/front living room. Knock down ceilings throughout. Central dining space w/upgraded large window making the space bright and open. Kitchen w/granite countertops, stone backsplash, eating bar, stainless steel appliances, soft close wood cabinetry, plenty of workspace for a family. Low maintenance landscaping w/large patio conveniently direct off kitchen, great for entertaining! Tech space just before heading upstairs, great for your home office. Master complete w/deep soaker tub, separate shower, large vanity w/plenty of storage plus walk-in closet! Full bath w/upgraded stand in shower. 2 additional bedrooms and laundry room complete the top floor. Lower level is yours to create perfect for future rec space, bedroom and bath! New hot water tank(2024), furnace motor replacement(2024). Just steps to a large park!