



GRASSROOTS
REALTY GROUP

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68 Copperpond Mews SE
Calgary, Alberta

MLS # A2268477



\$700,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Stone Counters, Storage, Vaulted Ceiling(s), Wet Bar

Inclusions: Built in Headboard Basement Bedroom, Attached Cabinets in Garage, Stand Up Freezer in Basement

Now is your opportunity to move into this exceptional, family-friendly home on one of the most sought after cul-de-sacs in Copperfield. Close to the pond and walking paths, parks, great schools and shopping, this home is a true gem. Step inside to find 9 ft ceilings, and a welcoming foyer and lots of natural sunlight. The main floor offers a convenient powder room and an impressive kitchen with timeless neutral finishes, granite countertops, a large ISLAND for meal prep and snacks, tons of cabinetry and upgraded pull-out pots and pans drawers. This beautiful kitchen also has a newer refrigerator (2023) and dishwasher. There is also plenty of space for a family dining table, ready for your holiday gatherings! The convenient walkthrough pantry provides abundant storage and leads to the main floor laundry area. The bright living room features large windows, beautiful new flooring and a stunning floor-to-ceiling fireplace, perfect for cozy winter evenings. Rounding out the main floor, find the office or flex room adding the functionality every family needs. Upstairs, the expansive primary suite offers a relaxing retreat with a spa-like ensuite including a deep soaker tub, separate shower, double vanity, and a custom walk-in closet with incredible storage. Two additional bedrooms, a full bathroom, and a bright vaulted bonus room with large windows complete the upper level. The fully finished basement expands your living space with a rec room ideal for movie nights, a convenient wet bar and a versatile office or playroom. There is also an additional bedroom and a full bathroom for a larger family or guests. Step outside through sliding glass doors to a low-maintenance composite deck overlooking the wide, pie-shaped backyard-perfect for kids, pets, and entertaining. This home has been lovingly maintained and updated, featuring a newer hot water tank

(2023), maintained furnace (2025), central A/C, newer roof (2020), refreshed exterior paint, new flooring throughout the main floor (2023) as well as many updated appliances. Truly a move-in-ready home in an unbeatable location- just in time to celebrate the holidays with your family! Give us a call to book your private showing!