



**94 Copperpond Street SE
Calgary, Alberta**

MLS # A2287336



\$749,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,098 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Ne		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: All blinds, all curtain rods, bonus room TV mount, water softener

Situated on a quiet, family-friendly street just steps from parks and green spaces—with no neighbours behind—this impressive home offers a fully developed walkout basement with an illegal one-bedroom suite, central air conditioning, newer shingles, and a striking curb-appeal-rich front elevation boasting vertical siding and stone accents. Step inside to ‘ ceilings and neutral tones throughout, creating a bright and welcoming atmosphere. A convenient side mudroom with a 2-piece bathroom sits just off the entry, while the back of the home opens into an entertainment-style layout designed for modern living. The kitchen features a full appliance package including a gas stove, extended cabinetry, quartz countertops, prep island, walk-through pantry, herring bone backsplash—anchored by a massive eating bar overlooking the spacious family-size dining area with access via the sliding doors to the upper vinyl deck wrapped in railing. The rear family room is warmed by a focal gas fireplace with upper mantle and lower hearth, perfectly positioned to capture brilliant east-facing morning light. Open railings and transom windows lead upstairs to a thoughtfully designed upper level, highlighted by a central bonus room with barn door closure. Two front children’s bedrooms share a tiled 4-piece bathroom accented with subway tile, while an upper laundry room adds everyday convenience. The rear primary retreat easily accommodates a king-size bed and includes a walk-in closet and spa-inspired 5-piece ensuite featuring tiled floors, dual sinks, a deep soaker tub wrapped in tile accents, and an oversized walk-in shower. The walkout lower level is fully finished and filled with natural light from a wall of windows, offering a second living space, kitchen area with a full appliance package, fourth bedroom, and a 3-piece

bathroom—ideal for extended family or supplemental living. Outside, the yard is fully fenced and landscaped, complete with a lower concrete patio, synthetic grass putting green, and a wrap-around walkway from front to back. Located on a traditional lot, this well-appointed home delivers space, functionality, and lifestyle—sure to impress.