



**23 Copperpond Square SE
Calgary, Alberta**

MLS # A2290398



\$589,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,375 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions: Scissor hoist/car hoist rated up to 7700 pounds, 26 gallon air compressor, hose reel, heated with infrared heater, work bench negotiable including \$5k. Cameras negotiable x4

Locations like this rarely become available. Situated right across from a playpark and steps from the walking paths and ponds that meander through the community, 23 Copperpond Square welcomes you. This charming home is FULLY FINISHED with 4 bedrooms and 3.5 bathrooms, offering just shy of 2000 sq ft of finished space and a 23' x 25' HEATED DREAM GARAGE. Picture peaceful days on your front porch, watching the kids safely play, and privacy with no homes directly in front of you. Step inside to beautiful and durable luxury vinyl plank flooring that spans the practical main floor. The front living room is flooded with natural light and offers views of the park, while the central kitchen is the hub of the home, with rich espresso cabinetry, sleek stainless steel appliances, and a double-door range that the home's chef will love. The large kitchen island and adjacent dining room are perfect for hosting family events and entertaining. A main-floor powder room complements the main floor, and you will enjoy easy access to the backyard, with a lower patio that adds to the entertaining space. Venture Upstairs, you'll find a spacious primary bedroom with a four-piece ensuite, a walk-in closet, and peaceful views of the park. Two large secondary bedrooms work well for the kids, and a second four-piece bathroom makes everyday life easier. Downstairs, the fully developed basement includes a sizeable bedroom and a four-piece bathroom, ideal for guests, a teenager seeking privacy, a quiet home office, a recreational room, and plenty of storage space. One of the most impressive features of this property is the 23' by 25' detached garage, built in 2020, heated by a Calcana 10ft - 40,000 BTU radiant gas heater. With nearly 12ft ceilings, storage trusses for seasonal items, and a 12in concrete slab engineered to support a car hoist, this space is a dream for

hobbyists, car enthusiasts, or anyone who values serious workspace and storage. The garage includes an 8ft-high by 18ft-wide overhead door, along with man doors at both the front and rear for added convenience. The car hoist is available for inclusion in the sale. Copperpond is known for its welcoming atmosphere, scenic ponds and extensive pathways. In the winter, the toboggan hill across the street becomes a neighbourhood favourite. Conveniently located on major routes like Stoney Trail and Deerfoot Trail, making commuting a breeze, and with its proximity to local schools and amenities, this family-friendly community is a perfect place to call home.