



**4 Copperpond Grove SE
Calgary, Alberta**

MLS # A2296269



\$609,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2nd Fridge, Garage heater

PRESENTING 4 COPPERPOND GROVE. From the moment you step inside, you'll realize this home has been well loved and carefully maintained. Natural light pours through the main floor, where the kitchen, dining, and living spaces flow together in a way that works beautifully for everyday family life. The spacious kitchen anchors the main level with stainless steel appliances, staggered tile backsplash, generous pantry, and a center island that easily handles busy mornings and relaxed dinners alike. The open concept layout connects seamlessly to the dining area and living room, where a cozy gas fireplace and built-in home theatre setup make evenings at home something to look forward to. The convenient and practical den further adds to the highly functional, family friendly floor plan. Upstairs, the primary bedroom offers a relaxing retreat with a large walk-in closet and spa-like ensuite. Two additional good-sized bedrooms and a four-piece bath complete the upper level, along with a conveniently located laundry room that makes the daily routine that much easier. The undeveloped basement is a blank canvas with endless possibilities, ready for your vision whether that's a rec room, home gym, additional bedroom, or all of the above. Outside, this property truly shines. The OVERSIZED corner lot is one of the best in the neighbourhood, situated steps from beautiful green spaces, pathways, and parks. In addition the OVERSIZED detached garage is a standout feature, offering exceptional storage with upper attic space and still plenty of room for vehicles and your toys. It is the kind of practical, thoughtful space that makes daily life smoother and more organized. Located in the highly desirable community of Copperfield, you are close to shops, restaurants, groceries, entertainment, and much more. Everything you need is right out your door. It's a GREAT

LOCATION! With 1,704 sq. ft. of beautifully finished living space above grade, pride of ownership evident throughout, and a flexible possession available, this home is move-in ready and waiting for you to start the next chapter... WELCOME HOME!