



**216 Copperpond Parade SE
Calgary, Alberta**

MLS # A2296365



\$549,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,290 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Granite Counters, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: 2 garage door openers, shed on the side of the house

Open House March 28 & 29, 1-3pm. Welcome to this beautifully updated family home in the heart of Copperfield! Located on a quiet street just steps from parks, pathways, and transit, this home offers the perfect blend of function, comfort, and thoughtful upgrades. The main level features a bright and open layout with a stylish kitchen complete with granite countertops, stainless steel appliances, and a convenient eat-up bar. The adjoining dining area and cozy living room with gas fireplace create an ideal space for both everyday living and entertaining. A 2-piece bathroom completes the main floor. Upstairs, you’ll find three well-sized bedrooms including a spacious primary retreat with a walk-in closet and private 4-piece ensuite, along with an additional full 4-piece bathroom. This home has seen significant upgrades that truly set it apart. Luxury vinyl plank flooring now runs throughout, adding both durability and modern appeal. The fully finished basement offers incredible flexibility, featuring a beautifully finished 3-piece bathroom and a studio-style living space—perfect for guests, a home office, or easily converted into a fourth bedroom with the addition of a wall. Step outside and you’ll discover a true backyard oasis. Designed for entertaining, this space includes multiple deck areas, a hot tub, and a detached garage with a unique single overhead door that opens directly into the yard—perfect for extending your entertaining space or taking cover during those summer storms without missing a beat. Storage is no issue here, with smart upgrades to both the home and garage attic spaces, giving you practical and accessible storage solutions. With great curb appeal, a welcoming front porch, and a well-designed layout, this home has been exceptionally well maintained and is move-in ready. A fantastic opportunity to own a turn-key home in one of

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