



**399 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2298103



\$632,700

Division:	Copperfield		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,872 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Lar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Planters and bench in backyard.

Thoughtfully designed for today's evolving family needs, this 4-bedroom, 3.5-bathroom home offers 1,870 sq ft of well-balanced living space across three distinct levels—ideal for multi-generational households, growing families, or those seeking both space and separation without compromise. What truly sets this home apart is the intentional layout, with bedrooms positioned across multiple levels—creating natural privacy for extended family, teenagers, guests, or work-from-home lifestyles, while still maintaining a connected, cohesive feel throughout. The main level features rich hardwood flooring, adding warmth and timeless appeal, while the second and third levels have been recently upgraded with durable vinyl plank flooring, delivering a clean, modern finish built to handle the demands of everyday life. With 3.5 well-appointed bathrooms, the home is designed for comfort and convenience—making busy mornings and shared living effortless. The top-floor loft level is a standout feature, offering a bright and versatile retreat complete with a bedroom, full bathroom, and additional bonus room or den space—perfect for extended family, a private guest suite, or a quiet work-from-home setup. Large windows flood the space with natural light, creating an inviting, airy atmosphere that feels both open and private. Step outside to your private, low-maintenance outdoor retreat, complete with zero-scaped landscaping and a custom-built deck with bespoke privacy screens—perfect for relaxing or entertaining without the upkeep. The oversized double detached garage with alley access and a 50 Amp range plug provide ample space for vehicles, storage, or hobbies—an increasingly valuable feature for Calgary buyers—while maintaining a clean and welcoming streetscape. The unfinished basement adds even more flexibility,

offering excellent storage today and future development potential to expand your living space as your needs evolve. Adding further peace of mind, the home features a new roof with hail-resistant shingles, a smart and valuable upgrade for Calgary homeowners. This is a home designed to grow with you—offering the perfect balance of space, privacy, functionality, and long-term flexibility for modern family living.