



**62 Copperpond Heath SE  
Calgary, Alberta**

**MLS # A2144215**



**\$735,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Other, Private		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Manufactured Floor Joist, Mixed, Post & Beam, Siding, Veneer, Wood Frame	<b>Utilities:</b>	-
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

This beautiful well-kept home in a quiet cul-de-sac is awaiting the new owners! From the entrance you are greeted by a 9ft ceiling and hardwood flooring that carries through the main floor. On the left is the half-bath just behind the well-appointed kitchen with stainless steel appliances, an 8ft plus island, dark oak cabinets, tiled backsplash and access through the mud room/pantry to the insulated double garage. Continuing the main floor is the great room with built-in ceiling speakers, a gas fireplace and wall features to hang your TV. The dining space overlooks the large backyard deck with BBQ gas line and lush green south-facing backyard. As you climb upstairs, there is a bonus room just up the stairs with vaulted ceiling and more built-in acoustic ceiling speakers. The carpet is a bit worn but does little to take away the shine from this former Show home. Three bedrooms and laundry are on the top floor as well. The primary bedroom, walk-in closet and ensuite occupy an entire wing. The 5-piece ensuite bathroom features double sinks, separate shower, obscured water closet, and large soaker tub. The other two rooms are similar and share a 4-piece bathroom. The laundry room is upstairs for your convenience. The basement is unfinished and has good-sized windows on the south side to draw in lots of sunshine. This house comes with a central AC and lots more - gas fireplace, under kitchen cabinet lights, built-in ceiling speakers, chandelier, BBQ gas line, and an insulated double garage!