



**111 Copperpond Square SE
Calgary, Alberta**

MLS # A2145799



\$619,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: A/C unit, hot tub, garage control(s), garage door opener(s), all window coverings, mail box keys

Welcome home to 111 Copperpond Square! This quiet family friendly neighbourhood is sure to impress with one of the BEST parks and green space around, along with a beautiful pond just seconds away from your front porch! Imagine coming home and relaxing on your private oversized front porch surrounded by poplars for privacy. Ask any one of your neighbours who will be sure to tell you about our close knit community. As you step into the foyer of this former unique award- winning SABAL floor plan you will feel like you have just come "home". Following into the L-shaped open kitchen with newly upgraded stainless steal appliances. The perfect layout to watch the kids playing at the park while preparing meals. The upstairs boasts 3 large sized bedrooms with a 4-piece main bath, and the primary suite having a 4-piece ensuite with his and her closets. The lower level has recent finishings: carpet on the stairs leading into the basement with newly painted floors, pot lighting, electrical surge protection, newly added AC and humidifier system, current control mitigation to meet electrical code, and new Electrolux front load washer/dryer. The backyard is spacious with its dual level deck and is perfect for unwinding and relaxing with a maintenance free yard, a raised garden, a hot tub enclosed with a pergola with newly added Swedish Aspens for privacy. This property is a true gem and sure to impress!!! Schedule your private viewing today and fall in love with 111 Copperpond Square- your dream home awaits!