



**30 Copperpond Heath SE
Calgary, Alberta**

MLS # A2152215



\$715,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: mirrors that are attached to wall in basement, mirror at front entrance on main and mirror in hallway on upper level, curtains in room 3, TV and mount in bonus room on upper level, TV and mount in Primary bedroom., clock in bedroom 2, mirror in bedroom 2. Hanging devices in garage

This gorgeous 3 bedroom, 4 bathroom property offers a perfect blend of comfort and style. Welcome to your dream home in the heart of Copperfield! This beautifully designed 2-storey residence sits on a generous pie-shaped lot, providing an expansive outdoor space perfect for all your needs. Step inside to discover a welcoming open floor plan featuring a stunning fireplace, ideal for cozy evenings. The modern kitchen is equipped with sleek stainless steel appliances and includes a convenient walkthrough pantry for extra storage and ease. The main level flows seamlessly to a large deck, perfect for entertaining or simply enjoying the outdoors. The impressive large front door adds a touch of elegance as you enter this stylish home. Upstairs, you'll find a versatile family room that smartly separates the primary suite from the other two bedrooms, ensuring privacy for everyone. The upper floor also includes a well-placed laundry room for added convenience. The basement offers a large rec room, 3 piece bathroom, storage under the stairs and a utility room with storage space. With a 2-car garage and ample storage options, this home combines comfort with functionality. Don't miss your chance to own this beautiful property in Calgary.