



**22 Copperpond Street SE
Calgary, Alberta**

MLS # A2161442



\$749,999

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Hot tub, White sliding double mirrored storage

Be prepared to fall in love with this charming home with a FULLY DEVELOPED BASEMENT WITH SEPARATE SIDE ENTRANCE. This property is in the beautiful community of Copperfield, SE. It offers many attractive features that are perfect for comfortable living and EXTRA INCOME GENERATION, as the BASEMENT has already been rented out!! The main level features 3 bedrooms and 2.5 bathrooms. With 1969 sq of living space. The open floor plan, which has white brushed pine hardwood floors, makes ample room for various activities and family gatherings. The gourmet kitchen has stainless steel appliances, a gas cooktop, a built-in wall microwave and oven, wall-to-ceiling cabinetry, granite countertops, and soft-close cabinets, providing functionality and elegance. Full cabinetry and additional pantry storage in the mudroom and a half bath are on this main level. As you walk up the stairs, it features a bonus room with a vaulted ceiling and big-sized windows to relax or entertain ourselves. There is a large primary bedroom with double walk-in closets that include built-in shelving and a 3-pc ensuite. This level also features two additional bedrooms, a 4-pc bathroom and a laundry room, with upgraded flooring on the stairs and throughout the upper levels. The backyard features a large deck, soaking in the hot tub, the shed and a large green space. The basement is fully finished with a separate entrance. It includes a spacious bedroom, living room, kitchen, full bath, laundry, and extra storage space. Call your realtor to book your showings today!!