



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

78 Copperpond Street SE
Calgary, Alberta

MLS # A2197883



\$859,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,954 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning 4-bedroom, 3.5-bathroom home in the highly sought-after, family-friendly community of Copperfield. Extensively updated and meticulously maintained, this 1,950 sqft home offers modern upgrades, thoughtful design, and incredible rental potential. With 9-foot ceilings enhancing the open-concept design, this home is bright, airy, and move-in ready. As you step inside, you'll immediately notice the fresh paint, new flooring, and custom-built cabinetry that add both style and functionality throughout the home. The kitchen has been beautifully updated with professionally painted cabinets and brand-new appliances, creating a sleek and contemporary space for cooking and entertaining. Upstairs, the bathrooms have been fully renovated with high-end finishes, bringing a spa-like feel to your daily routine. A spacious bonus room provides endless possibilities, whether you need a home office, playroom, or additional living space. The walkout basement is a standout feature, offering privacy with no neighbors behind. It includes an illegal one-bedroom suite with its own private entrance and separate laundry, making it an excellent opportunity for rental income or multigenerational living. Outside, the backyard is an entertainer's dream, featuring a fully fenced yard and an upgraded composite deck with stairs leading down to a spacious outdoor area, perfect for family gatherings and relaxation. Located in the heart of Copperfield, this home is surrounded by scenic walking paths, ponds, playgrounds, and ample green space. It is also just minutes from shopping, schools (both public and Catholic), a hospital, and all essential amenities. Offering the perfect blend of modern upgrades, a prime location, and rental potential, this exceptional home won't last long. Schedule your showing today!

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