

163 Copperpond Rise SE
Calgary, Alberta

MLS # A2200861



\$574,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	Alarm System		

*** OPEN HOUSE: Saturday, March 15th 12:00 pm to 2:00 pm*** On a QUIET STREET sits this well-maintained detached home with an OVERSIZED DOUBLE DETACHED GARAGE! Fantastically located in the amenity-rich community of Copperfield with skating rinks, tennis courts, an extremely active community centre, a copious number of parks, tranquil ponds, extensive pathways and 2 neighbourhood shopping areas. Then come home to a quiet sanctuary that perfectly combines style with function. The sunny SOUTH-FACING FRONT PORCH encourages peaceful morning coffees. A private foyer welcomes you home with a full-height mirror to outfit check on your way out the door. Gleaming HARDWOOD FLOORS, a neutral colour pallet and loads of NATURAL LIGHT grace the open and airy main floor. The kitchen inspires culinary adventures featuring a FLUSH EATING BAR, STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, added pot lights and UNDER CABINET LIGHTING, SOFT-CLOSE DRAWERS and a pantry for extra storage. EXTRA WINDOWS and BEAUTIFUL WALLPAPER in the dining room create a casually elegant backdrop to your family meals and entertaining. The living room invites relaxation while an OVERSIZED WINDOW frames backyard views. A tucked away powder room completes this level. The primary bedroom on the upper level is a calming oasis with DUAL CLOSETS and a PRIVATE 4-PIECE ENSUITE, no more sharing with the kids! Another full bathroom accommodates the 2 additional spacious bedrooms. The basement awaits your design ideas and is complete with rough-ins for a future 3-piece bathroom and one window. A massive 10'x20' FULL-WIDTH REAR DECK entices casual barbeques and times spent unwinding while kids and pets play in the fenced yard.

A paver stone pathway leads to the oversized double attached garage. This MOVE-IN READY HOME is mere moments from the pond and endless walking trails that wind around this serene neighbourhood. The community of Copperfield has it all but when you do have to leave unlimited shopping and dining options are mere minutes away at South Trail Crossing and McKenzie Towne. Outdoor enthusiasts will love the proximity to Fish Creek Park, Sikome Lake and several enviable golf courses. Easy access to the main highways (Stoney Trail and Deerfoot). Truly an outstanding family home in an unbeatable location!