

22 Copperpond Street SE  
Calgary, Alberta

MLS # A2202301



**\$729,700**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, Washer & Dryer, all window coverings, garage door opener & 2 remotes, 3 TV wall mounts (primary bedroom, living room, bonus room/bedroom), Garage shelving, Garage tire rack, Hot tub and cover, LED Built-in Christmas lights, Remote for ceiling fan in living room, Pantry cabinet off garage, Water softener, basement fridge, basement stove, basement microwave, basement washer and dryer, alarm equipment (no contract)

Step into this stunning 2-storey home, where elegance and modern functionality blend seamlessly to create an exceptional living space. The grand 8' front door sets the tone for the inviting main level, featuring a spacious living room, a refined dining area with backyard views, and a chef's kitchen adorned with quartz countertops, a generous peninsula with a granite sink and breakfast bar, ceiling-high cabinetry, and premium stainless steel appliances, including a 36" gas stove and built-in oven. A thoughtfully designed mudroom with enclosed pantry cabinetry and a bench seat leads to the insulated and painted double front-attached garage, which boasts a cold water tap for added convenience. Upstairs, a bright and airy bonus room with vaulted ceilings can also be used as a 4th bedroom upstairs, accompanying 3 additional bedrooms, including an opulent primary suite with a rare 2 walk-in closets and a spa-like ensuite showcasing a large shower with a bench seat. The fully fenced backyard is a private oasis, featuring a partially covered composite deck with a privacy wall and an included hot tub - perfect for year-round relaxation. The basement offers a 1-bedroom illegal suite with a separate side entrance, a full kitchen, its own laundry (new as of January 2024), and a comfortable living area, currently rented with tenants who may wish to stay (currently pay \$1250/month plus 50% of utilities). Additional highlights include built-in Christmas lights, durable metal and shingle roofing, rich hardwood flooring on the main level, soaring 9' ceilings, and a living room ceiling fan with remote-controlled color-changing lights. This exquisite home is a perfect blend of style, comfort, and practicality, ready to welcome its next owner!