

225 Copperpond Road SE
Calgary, Alberta

MLS # A2203136



\$589,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: NA

This thoughtfully designed 2-storey home offers the perfect blend of comfort, style and modern upgrades. From the moment you step inside, you'll love the bright layout, perfect for family life. Upstairs, you'll find 3 spacious bedrooms, and a 4-piece en-suite. The lower level has an incredible new home theatre, perfect for movie nights, gaming or cheering on your favourite team. A well-appointed laundry area adds both convenience and charm, making daily tasks effortless. Enjoy the best of both indoor and outdoor living with a private backyard, ideal for summer BBQs, while the new dbl. garage provides ample parking and storage. Close to schools, parks, shopping and transit, this home is the perfect blend of modern updates and everyday practicality.