



**GRASSROOTS**  
REALTY GROUP

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**248 Copperpond Circle SE  
Calgary, Alberta**

**MLS # A2295571**



**\$795,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,163 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Bar fridge, furniture negotiable

Welcome to this BEAUTIFUL and BRIGHT home backing directly onto a serene pond and walking pathways &mdash; a truly special setting you'll enjoy year-round. Featuring LARGE UPGRADED WINDOWS throughout, this home is filled with natural light and showcases the stunning views from nearly every level. The open-concept main floor offers a functional layout with MAIN FLOOR LAUNDRY, a spacious kitchen with a LARGE ISLAND with Granite countertops, , and seamless flow into the dining and living areas &mdash; perfect for both everyday living and entertaining. The impressive living room features an OPEN-TO-ABOVE CEILING, a cozy FIREPLACE, and custom BUILT-IN FEATURES that add both style and function. Upstairs you'll find a LOFT-STYLE BONUS ROOM, two well-sized bedrooms, a full bathroom, and a LARGE PRIMARY RETREAT complete with a BEAUTIFUL ENSUITE and WALK-IN CLOSET. The WALKOUT BASEMENT offers a HUGE SPACE with partial flooring already completed &mdash; ready for you to finish and customize to your needs. Step outside and take in the GORGEOUS POND and natural surroundings right in your backyard &mdash; offering privacy, tranquility, and direct access to walking paths. This is a rare opportunity to own a home with both space and an unbeatable location.