



GRASSROOTS
REALTY GROUP

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**248 Copperpond Circle SE
Calgary, Alberta**

MLS # A2295571



\$780,000

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

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