



GRASSROOTS
REALTY GROUP

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155 Copperpond Road SE
Calgary, Alberta

MLS # A2301903



\$569,999

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Storage		

Inclusions: storage shed, digital thermostat, Digital Pin pads,

Welcome to this beautifully maintained two-storey home offering the perfect blend of comfort, functionality, and everyday convenience. With 1,366 sq ft of thoughtfully designed living space plus an additional 627 sq ft in the unfinished basement, this home is ideal for families or anyone looking for room to grow. From the moment you arrive, you'll appreciate the inviting front porch perfect for enjoying your morning coffee or relaxing in the evening. Inside, the main floor features a bright and open layout designed for both everyday living and entertaining. The spacious kitchen is the heart of the home, complete with a large central island, corner pantry, and stainless steel appliances, offering plenty of prep space and storage. The kitchen flows seamlessly into the separate dining area, which provides direct access to the private backyard deck perfect for summer BBQs and outdoor gatherings. Upstairs, you'll find three well-sized bedrooms, including a comfortable primary retreat featuring a walk-in closet and a private 4-piece ensuite. An additional full bathroom completes the upper level, making it ideal for growing families. The unfinished basement offers excellent potential for future development and already includes a fourth bedroom, providing flexibility for guests, a home office, or additional living space. Step outside to enjoy the large, fully fenced backyard perfect for kids, pets, or simply enjoying the outdoors. The space offers plenty of room to create your own backyard oasis. Located on a quiet street in a family-friendly community, this home is ideally situated close to schools, shopping, and multiple parks and green spaces. With quick and easy access to both Stoney Trail and Deerfoot Trail, commuting around the city is a breeze. This is a fantastic opportunity to own a well-cared-for home in a great location don't miss your chance to see

