



**27 Copperpond Heights SE
Calgary, Alberta**

MLS # A2306528



\$579,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,708 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: na

This is the one buyers have been waiting for in Copperfield, a move in ready home with real upgrades, standout outdoor space, and a location that truly delivers. Set on a quiet street surrounded by great neighbours, this home immediately stands out with its welcoming front veranda and a sun filled rear deck that becomes an extension of your living space, perfect for relaxing, entertaining, and making the most of Calgary's warmer months. Inside, the layout is both functional and inviting, centered around a beautifully updated kitchen with stone countertops, a central island, and a warm, modern feel that connects seamlessly to the main living area. Whether it's everyday living or hosting friends and family, this space simply works. Upstairs offers three well sized bedrooms including a comfortable primary retreat, along with the added convenience of upper level laundry. Where this home truly separates itself is in the upgrades and care over time. With air conditioning, a newer furnace and humidifier, a new impact resistant roof, fresh interior paint, updated window coverings, a new deck and gates, and an oversized garage, buyers can step in with confidence knowing the major items are already taken care of. Located just steps from the pond, walking and biking pathways, schools, and everyday amenities, with quick access to major routes, this is a home that offers both lifestyle and convenience in one of Southeast Calgary's most sought after communities. Opportunities like this in Copperfield don't come up often, especially at this price point.