



**GRASSROOTS**  
REALTY GROUP

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9 Copperpond Avenue SE  
Calgary, Alberta

MLS # A2306779



**\$628,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** High Efficiency, Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1N

**Utilities:** -

**Inclusions:** None

A beautiful home in the community of Copperfield is up for grabs! Recent renovations include the detached double garage, stairway, fence, bedrooms and hallways on the second floor, and a new shed in the backyard. The home is brightly lit by the natural lighting flooding into all the connected rooms with its open concept layout. The kitchen is modern and stylish with lots of space to entertain guests. The primary room has the major ticket items, spacious, ensuite bathroom, and a walk in closet. The other two bedrooms are still very roomy and have great lighting. Basement is fully finished with one bedroom and one bathroom. The backyard is conveniently connected to the kitchen, perfect for those summer BBQ parties. The garage is spacious and leads to a paved alleyway. Highly recommend you to come check out and see the amazing house yourself!! Price reduced for quick sale.