



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**117 Copperpond Parade SE  
Calgary, Alberta**

**MLS # A2308789**



**\$569,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** 2 House Keys, 2 Mail Keys

Welcome to this beautifully maintained home in the heart of Copperfield, offering a functional open-concept floor plan perfect for both everyday living and entertaining. The upgraded kitchen is thoughtfully designed with ceiling-height cabinetry, granite countertops, stainless steel appliances, a gas range, large island with breakfast bar, and ample prep and storage space. The bright and inviting main level with hardwood flooring seamlessly connects the kitchen, dining, and living areas, creating a warm and comfortable atmosphere throughout. Upstairs features 3 spacious bedrooms, including a generous primary retreat complete with a walk-in closet. The fully finished basement adds exceptional versatility with a large rec room, den/home office, 3-piece bathroom, dedicated laundry area, and additional storage space. Enjoy your morning coffee on the spacious covered front porch or make the most of summer evenings on the freshly painted rear deck with a natural gas BBQ line. Ideally located just a short walk to Copper Pond’s scenic walking and bike pathways, and conveniently close to shopping, restaurants, schools, amenities, and New Brighton Athletic Park along 130 Avenue. A fantastic opportunity to own a move-in ready home in one of Calgary’s most family-friendly communities!!