



**209 Copperpond Parade SE  
Calgary, Alberta**

**MLS # A2315772**



**\$624,888**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<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>	See Remarks		

**Inclusions:** None

Beautifully maintained south-facing home offering over 2,500 sq ft of finished living space in Copperfield! Built in 2015, this bright and stylish home combines functional family living with modern finishes and exceptional outdoor space. The sun-filled main level features a spacious living room, versatile den/home office, and an open-concept dining area beside the impressive gourmet kitchen showcasing quartz countertops, stainless steel appliances, pantry, and a massive eat-in island surrounded by extensive cabinetry. A custom mudroom leads to the backyard oasis complete with an oversized deck, perfect for summer entertaining and relaxing evenings outdoors. Upstairs, the spacious primary retreat features a walk-in closet, 4 pc ensuite, and private south-facing balcony to enjoy your morning coffee. Two additional generously sized bedrooms, another full 4 pc bathroom, and convenient upper-level laundry complete the second floor. The fully finished basement, completed in recent years, expands your living space with a large family/recreation room, fourth bedroom, full 4 pc bathroom, and abundant storage space ideal for growing families or guests. Oversized double detached garage with alley access, EV-ready, wired for electric vehicle charging. Additional highlights include central air conditioning, maintenance-free artificial turf in the backyard, and permanent customizable Celebright exterior lighting that lets you celebrate every season and occasion with the touch of a button. Located close to parks, playgrounds, pathways, schools, shopping, restaurants, South Health Campus, YMCA, public transit, and major routes including Stoney Trail and Deerfoot Trail, this is an exceptional opportunity to own in one of SE Calgary's most family-friendly communities.