



GRASSROOTS
REALTY GROUP

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151 Copperpond Rise SE
Calgary, Alberta

MLS # A2317812



\$519,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

WELCOME TO this beautifully designed 2-storey home BUILT in 2015 in the heart of family-friendly Copperfield. Featuring 3 bedrooms, 2.5 bathrooms, and an open-concept layout, this home is perfect for first-time buyers, young families, and savvy investors alike. The bright and inviting main floor showcases 9-foot ceilings, durable Torlys Cobblestone Oak laminate flooring, porcelain tile, and a cozy gas fireplace that creates a warm focal point for the living room. The stylish kitchen is designed for both everyday living and entertaining, featuring quartz countertops, an undermount sink, maple shaker cabinetry, and a large central island with flush eating bar. The adjacent dining area provides seamless flow for family meals and gatherings. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat complete with a private 4-piece ensuite. Two additional bedrooms and another full bathroom provide plenty of space for a growing family. The unfinished basement offers endless possibilities for future development, whether you envision a recreation room, home gym, office, or additional living space. Outside, enjoy the convenience of rear lane access and parking for two vehicles. One of the home's standout features is its location just steps from the beautiful Copperfield Loop pathway system, where residents can enjoy scenic walking and cycling trails, natural wetlands, ponds, parks, and year-round outdoor recreation. This sought-after community is known for its abundance of green space and strong connection to nature while remaining close to schools, shopping, restaurants, South Health Campus, and major commuter routes. Combining modern finishes, functional design, and an exceptional location surrounded by nature, this move-in-ready home offers outstanding value in one of Southeast Calgary's most desirable communities. Welcome to your new

home!