



**665 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2321029

\$649,900



Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,889 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: Shelving in Bedrooms, TV Mount in Basement, Shed in Backyard

This is the one you've been waiting for, an inviting, family-friendly home with four upper-floor bedrooms, a fully finished basement, an oversized garage and an exceptional pie-shaped backyard with no direct neighbours behind. From the moment you step inside, the vaulted front entrance creates an immediate sense of space and welcomes you with an abundance of natural light. Rich, dark-stained maple hardwood flooring extends throughout the main living areas. At the heart of the home is the spacious central kitchen, featuring espresso-stained oak cabinetry, granite countertops, stainless steel appliances, a built-in pantry cabinet and a large island offering plenty of room for meal preparation, casual dining and gathering with family and friends. A textured black stone backsplash adds warmth and character, while the open layout keeps the kitchen connected to the surrounding living spaces. The adjoining dining area provides ample room for family meals and entertaining. On the opposite side, the comfortable living room is anchored by a gas fireplace with a black stone surround and dark-stained mantle, creating a warm focal point for the room. Large rear windows bring in plenty of natural light and overlook the backyard. Just off the kitchen, the practical rear mudroom includes main-floor laundry, built-in lockers, shelving and direct access to the oversized garage. The garage offers excellent functionality with a storage bump-out and enough room to accommodate a truck. Upstairs, the home offers a highly functional layout with four bedrooms and a separate tech space. The fourth bedroom and adjoining tech area were thoughtfully created from the home's original bonus room, with both spaces benefiting from vaulted ceilings that add character and a greater sense of openness. The tech space is ideal for homework, a home office, gaming or a quiet

reading area. Two additional generously sized bedrooms are positioned near the four-piece main bathroom, while a large linen closet provides valuable additional storage. At the opposite end of the hallway, the spacious primary bedroom offers a comfortable private retreat. The four-piece ensuite includes a deep soaker tub, separate oversized shower and direct access to a large walk-in closet. The fully finished basement adds valuable additional living space for the whole family. The open layout is centred around a large recreation room with laminate flooring, offering plenty of room for a home theatre, games area, fitness equipment or children's play space. A conveniently tucked-away three-piece bathroom completes the lower level. Outside, the large pie-shaped lot is one of the home's most impressive features, providing substantially more outdoor space than a typical rectangular backyard. Step through the garden door onto the upper deck, or continue down to the expansive, full-width lower deck—an ideal setup for summer barbecues, outdoor dining and relaxing with friends and family.