



GRASSROOTS
REALTY GROUP

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220 Copperpond Green SE
Calgary, Alberta

MLS # A2326672



\$765,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Tandem, Triple Garage Attached, Works		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	TV Mounts(3), Garage Blue Mounted Cabinets, Blue Rolling Cabinet with Butcher Block Top, Storage Shed, Tire Racks(2)		

Some homes are simply well cared for. Others set the standard. CUSTOM-BUILT FOR THE ORIGINAL OWNERS and genuinely loved for over a decade: no smoking, no pets, no shortcuts, just pride of ownership in every corner. 220 Copperpond Green is the TURNKEY Copperfield home buyers wait for and rarely find. Curb appeal? This one stops the scroll. MODERN, CHARACTER FILLED, and undeniably sharp: a striking roofline with dormer accents, crisp white brick framing the garage, NEW VINYL SIDING (2021) in a rich, standout colour, and a PRIVATE FRONT BALCONY off the primary suite that glows at golden hour. The 8-FOOT HIGH GARAGE DOOR leads into the RARE TANDEM 3-CAR GARAGE with a gas line roughed in for a future heater, TWO 220-VOLT OUTLETS, HIGH-LIFT DOOR CONVERSION with side-mounted opener, plus a full CABINET SYSTEM with wall-mounted cabinets with a rolling workbench and butcher block top. This isn't just parking, it's a fully dialed-in WORKSHOP. Step inside to a spacious entryway with a charming CUSTOM BUILT-IN BENCH, opening to a bright, OPEN-CONCEPT MAIN FLOOR made for real life: a beautiful kitchen with pantry, CENTRE ISLAND with eat-up bar, QUARTZ COUNTERTOPS and UNDERMOUNT SINKS throughout, and a striking STONE GAS FIREPLACE anchoring the living room, the kind of space where dinner runs long and nobody minds. A gorgeous WOOD FEATURE WALL rises along the staircase, HUNTER DOUGLAS SILHOUETTE BLINDS span the entire main level, and PHANTOM SCREENS on the balcony and back patio doors let the summer breeze drift through. Upstairs, the bedrooms are MASSIVE. The primary retreat measures an incredible 15' x 18' with an 11' x 9' WALK-IN CLOSET, a huge 5-PIECE ENSUITE, and that PRIVATE BALCONY where the day ends with a sunset

and a deep breath. Two more big bedrooms (each 14' x 9'6") and an 11' x 16' BONUS ROOM with a stunning TRAY CEILING round out the level. In total: 2,224 SQ FT ABOVE GRADE. The unfinished basement is a blank canvas, ALREADY PLUMBED for a future bathroom, so developing it your way comes at minimum cost. Out back is where this home really shows its heart: towering COLUMNAR ASPENS, a high fence for privacy, flowing STAMPED CONCRETE, and the greenest grass in the community. A mature, beautiful yard that's been tended, not just maintained. Add the BBQ GAS LINE and custom shed, and summer evenings are ready when you are. The big-ticket items? Already handled. CLASS 4 IMPACT-RESISTANT SHINGLES and all-new blown-in attic insulation (2020), NEW SIDING (2021), and ON-DEMAND TANKLESS HOT WATER. Furnace motor (2025), microwave hood fan and washer/dryer (2022), updated closet shelving. You're not inheriting a to-do list, you're inheriting peace of mind. Steps from COPPER POND, pathways, parks, and schools, with QUICK POSSESSION AVAILABLE. You could be watching sunsets from that balcony before summer's out. Homes loved like this don't come up often in Copperfield. Come feel the difference.