



GRASSROOTS
REALTY GROUP

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279 Copperpond Circle SE
Calgary, Alberta

MLS # A2329183



\$819,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 2-TV Wall Mounts (located in the upper level bonus room & basement). Alarm key pad and 10 sensors located throughout the home, corner beige shelving unit in the garage.

****OPEN HOUSE: July 19th 3-5pm****Welcome to this exceptional residence in the highly sought-after community of Copperfield, where thoughtful design, modern upgrades, an incredible location come together. Ideally positioned directly across from the pond, this beautifully appointed home offers unobstructed pond and mountain views, a scenic walking path just steps away, and a rare 3,960+ sq. ft. lot creating a truly special setting for everyday living. Offering over 2,700 sq. ft. of developed living space, this four-bedroom, 3 1/2-bathroom home perfectly balances comfort, functionality, and style for today's family. Step inside to discover a bright, welcoming main floor featuring 9-foot ceilings, upgraded luxury vinyl plank flooring, and an abundance of natural light. A versatile front den provides the ideal space for a home office, study, playroom, or quiet retreat. The heart of the home is the stunning 2025 renovated kitchen, thoughtfully designed for both everyday living and entertaining. Showcasing full-height cabinetry, quartz countertops, premium stainless steel appliances, and an oversized quartz waterfall island, this impressive space is destined to become the gathering place for family and friends. A walk-through pantry offers exceptional storage and leads seamlessly into the functional mudroom with main-floor laundry before providing direct access to the attached garage. The kitchen flows effortlessly into the dining area and spacious family room, creating an inviting atmosphere for everyday living and entertaining alike. Expansive windows showcase the tranquil pond setting while filling the home with natural light. Step outside onto the impressive 26' x 13' deck and enjoy your morning coffee, summer barbecues, or peaceful evenings. Upstairs, you'll find a thoughtfully designed family layout featuring three generous bedrooms, a

full 4-piece bathroom, and an impressive vaulted bonus room. Soaring ceilings and oversized windows create a bright, open space where the pond and mountain views provide the perfect backdrop for movie nights, family gatherings, or simply relaxing at the end of the day. Privately positioned, the spacious primary bedroom offers a peaceful retreat complete with a walk-in closet and a luxurious 4-piece ensuite featuring a glass-enclosed shower and an oversized soaker tub. The professionally developed basement extends the home's living space with a premium DRIcore® subfloor system, providing enhanced warmth, comfort, and durability. This level features a spacious recreation and games room, wet bar, fourth bedroom with a walk-in closet, and a full 3-piece bathroom- making it ideal for teenagers, overnight guests, extended family, or entertaining. Perfectly situated close to schools, parks, playgrounds, shopping, restaurants, and everyday amenities, this remarkable Copperfield home offers the perfect blend of modern upgrades, functional family living, an unbeatable location with breathtaking pond and mountain views. Take the virtual tour and enjoy the view!