



GRASSROOTS
REALTY GROUP

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148 Copperpond Parade
Calgary, Alberta

MLS # A2332743



\$615,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,597 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Fire Pit , Pizza Oven

OPEN HOUSE ON -10th OCTOBER FROM 1 PM TO 3 PM : Welcome to this beautiful open-concept home that seamlessly blends modern comfort with impressive energy efficiency. Equipped with a robust 10.5 kW solar panel array on both the house and garage, this property is designed to lower your energy costs while supporting a sustainable lifestyle. Inside, enjoy the convenience of smart home technology, allowing you to effortlessly control the lighting, fans, thermostat, and central air conditioning from anywhere. Upon entering, you are greeted by elegant hardwood flooring that flows throughout the bright main floor. The upgraded kitchen serves as the heart of the home, featuring sleek granite countertops and generous storage for all your culinary needs. It is the perfect space for family time or entertaining guests. Upstairs, you will find a spacious primary suite with a large walk-in closet and a luxurious 5-piece ensuite. The upper floor also includes two additional bedrooms, a full bathroom, and the added convenience of an upper-level laundry room. Downstairs, the fully finished basement offers a versatile family and gaming area complete with a built-in bar—ideal for hosting guests or relaxing at home. This move-in-ready property also features a roof installed five years ago, a professionally inspected furnace, an upgraded and cleaned fireplace, and an oversized garage equipped with a 40-amp EV fast-charging outlet. With a gorgeous backyard deck perfect for summer gatherings and a location close to shopping, schools, restaurants, and major routes, this home delivers style, space, and peace of mind.