



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

222 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2333862



\$619,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,666 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street, On		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 2012-built detached home in Coopersfield, offering 2,397 square feet of thoughtfully designed living space. As you enter, you'll find a private office on your right, perfect for working from home. The main floor opens up into a bright, open-concept layout with a stunning fireplace as the focal point of the living room. And here's a bonus: the main floor has just been freshly painted, so it feels brand new. Conveniently located on this level, you'll also find a guest washroom, ideal for visitors and everyday convenience. Heading upstairs, you'll discover three generous bedrooms. The master suite features a walk-in closet that provides all the storage you could ask for and a full bathroom. This level also boasts a full 4-piece bathroom to serve the secondary bedrooms, offering both style and function for the whole family. But the lower level is where this home truly shines. The fully finished basement includes a dedicated home theatre, a fourth bedroom, and an additional den, ideal for a second office, a gym, or a hobby space. A third full bathroom on this level adds incredible flexibility, whether you're hosting overnight visitors or creating a private retreat for a teenager or in-law suite. Now, let's talk about what makes this home truly special, the owner's recent improvements: In 2022, they built a brand new garage, poured a concrete patio, and installed central A/C. In 2023, they added a new fence and re-carpeted the basement. In 2021, all blinds were replaced, and a central vacuum system was installed for effortless cleaning. And just this year—2026—they replaced the roof. With 3 full bathrooms upstairs and downstairs, plus a main-floor guest washroom, this home offers the ultimate convenience for modern family living. And with all these upgrades completed, it's completely move-in ready. Nearby Amenities: Shopping: 130th Ave SE

(Walmart, Costco, Superstore) – 5 min drive Schools: Copperfield School, St. Isabella, Dr. Martha Cohen – walking distance Parks: Copper Pond, pathways, playgrounds, skating rink – steps away Healthcare: South Health Campus – 10 min drive Dining: Restaurants & cafes on 130th Ave & McKenzie Towne Schedule your private viewing today and see why Coopersfield is the perfect place to call home.