



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

64 Copperpond Terrace SE
Calgary, Alberta

MLS # A2334192



\$650,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential - Low Density
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	N/A		

Welcome to a Magnificent Home with a Large Private Backyard. SHORT WALK TO THE POND. The Main Level Features Lovely Maple Hardwood Flooring, Large Windows, 9 Foot Ceilings, and a Bathroom. The Lovely Family Room Offers a Wonderful Tile Surrounded Built-In Gas Fireplace. The Kitchen Features a Walk-in Pantry, Stainless Steel Appliances, a Gas Stove, Granite Counter Tops and Island, Tile Backsplash, and Plenty of Maple Cabinetry. The Dining Room Offers a View on the Fully Fenced, Private Southwest Facing Backyard, with a Large Deck, a Gas Line to BBQ, and Mature Trees. The Laundry Room Offers Rough-in Plumbing for a Sink. The Upper Level Features a Large Bonus Room, an Open Den, 3 Large Bedrooms, and a Full Bathroom. The Primary Bedroom Offers a Walk-in Closet, and a Delightful Ensuite with Separate Shower, Soaker Tub, and 2 Sinks. The Unspoiled Lower Level Offers Roughed-in Plumbing, and Much Potential for Future Development. Insulated Double Car Garage. Close to Transit, Deerfoot Trail, Stoney Trail, Hospital, and Many Amenities.