



GRASSROOTS
REALTY GROUP

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26 Copperpond Place SE
Calgary, Alberta

MLS # A2336005



\$449,000

Division:	Copperfield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,513 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, See Remarks, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to this incredible semi-detached home boasting over 1,500 sq. ft. of functional living space, plus a fully developed basement in a fantastic neighborhood! Tucked away on a quiet street near a playground, this property offers incredible walkability to local schools, parks, amenities, and the Calgary Bike Path System, along with quick access to Deerfoot Trail, Stoney Trail, and 130th Avenue SE. Step inside from the charming front porch to a main floor designed for modern living. The spacious kitchen features an epoxy counter update, a pantry, and newer appliances including a gas stove and microwave (1 year old). The main level also offers a dining area, a living room with a dedicated office nook, a back closet, and a 2-piece powder room. Upstairs, you'll find three bedrooms, including a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. A second 4-piece main bath and convenient upstairs laundry with stacked washer/dryer service the upper level. The basement expands your living space with a gym area, a 3-piece bathroom, a full bedroom, an office or craft/storage nook, and under-stairs storage. Additional features include central A/C, CAT6 network wiring throughout the house, a private yard with a shed, and a durable concrete parking pad.