



GRASSROOTS
REALTY GROUP

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29 Copperpond Parade SE
Calgary, Alberta

MLS # A2342131



\$639,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Not applicable

* PRICED REDUCED \$30,000 * Welcome to a home designed to make everyday family life a little easier. Tucked onto a quiet street in the heart of Copperfield and siding onto a laneway for added privacy, this beautifully maintained 3-bedroom, 2.5-bathroom home combines generous living spaces, thoughtful upgrades and an outdoor setup you'll appreciate all summer long. Step inside to a bright, welcoming foyer where soaring open-to-below ceilings create an impressive first impression. The main floor unfolds into a sun-filled living and dining area with large windows and patio doors bringing in plenty of natural light. At the heart of the home, the spacious kitchen offers quartz countertops, an oversized breakfast bar, large island and walk-through pantry—giving you plenty of room for busy mornings, family dinners and entertaining. Outside, the backyard has been designed for maximum enjoyment with minimal upkeep. Artificial turf, a stamped concrete patio, dedicated dog run and natural gas BBQ hookup create an easy outdoor space for summer dinners, kids, pets and weekend get-togethers. Laneway access adds even more flexibility, including convenient trailer or RV parking. Upstairs, a spacious bonus room with custom barn doors provides the second living area families are always looking for—ideal for movie nights, a playroom or home office. Three generous bedrooms, two full bathrooms and convenient upper-floor laundry with a newer washer and dryer complete the level. The primary suite offers a comfortable escape with a walk-in closet and spacious ensuite featuring dual vanities, a deep soaker tub and separate shower. The unfinished basement leaves plenty of room to grow, with the potential to add a recreation room, gym, additional bedroom or whatever best suits your family. And there's more

working behind the scenes. Solar panels installed in 2023 help reduce monthly utility costs, while central air conditioning keeps the home comfortable through Calgary summers. All of this is just minutes from schools, parks, playgrounds, pathways and Wildflower Pond, making it easy to enjoy everything Copperfield has to offer. Move-in ready, energy efficient and filled with the features that make a house work for real life—this is a home your family can grow into and enjoy for years to come. Book your private viewing today.