



GRASSROOTS
REALTY GROUP

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91 Copperpond Terrace SE
Calgary, Alberta

MLS # A2346164



\$690,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: n/a

Offering 2,063 sq ft above grade, a LARGE PIE SHAPED LOT, RV PARKING POTENTIAL, and a spacious family friendly layout, this 2 storey home in Copperfield has plenty to offer inside and out. The main floor features hardwood flooring throughout and a bright open concept design connecting the kitchen, dining, and living spaces. The spacious kitchen is equipped with granite countertops, stainless steel appliances, a pantry, ample cabinetry, and plenty of prep space. The adjoining living room is centred around a cozy gas fireplace, while the generous dining area provides plenty of room for entertaining and offers direct access to the backyard. Step outside to a beautifully landscaped backyard with an impressive amount of usable space. The large concrete pad provides excellent flexibility for RV parking or additional vehicle parking, while a dedicated dog run is ideal for pet owners. Whether you are entertaining, relaxing outdoors, or simply looking for more room, this oversized pie lot is a standout feature of the property. Upstairs, the spacious primary bedroom offers a walk in closet and a 5 piece ensuite featuring dual vanities, a soaker tub, and separate stand up shower. Two additional generously sized bedrooms, a 4 piece bathroom, convenient upper floor laundry, and a large bonus room complete the upper level, creating a functional layout with plenty of space for the entire family. The unfinished basement provides an excellent opportunity to create additional living space tailored to your needs, whether that means additional bedrooms, a recreation room, home gym, entertainment area, or exploring the potential for a future secondary legal suite for added income, subject to City approval and applicable requirements. Ideally located close to parks, pathways, schools, and the extensive shopping, restaurants, services, and everyday amenities along 130 Avenue

SE, this Copperfield home combines space, functionality, a fantastic backyard, and a convenient southeast Calgary location. Book your private showing today!