



GRASSROOTS
REALTY GROUP

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5 Copperpond Link SE Calgary, Alberta

MLS # A2351255



\$639,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained family home offering over 2,500 sq. ft. of developed living space in a fantastic, family-friendly neighbourhood. Designed with comfort and functionality in mind, this move-in-ready detached home features an open-concept main floor, 9 foot ceilings and plenty of space for everyday living and entertaining. The spacious kitchen is the heart of the home, featuring refaced cabinetry, ample quartz counter space, and a huge walk-in pantry providing exceptional storage. The open dining and living areas flow seamlessly together, with access to a large deck overlooking the fully fenced west facing backyard – the perfect space for summer BBQs, relaxing evenings, and family gatherings. Upstairs, you’ll find additional living space along with a generous primary retreat complete with a large ensuite featuring a relaxing soaker tub. The upper level provides the perfect balance of privacy and functionality for the whole family. The fully developed basement adds even more versatility and can be transformed into the perfect playroom, home gym, movie space, man cave, or whatever suits your lifestyle. Additional features include central air conditioning, a convenient mudroom off the double attached garage, irrigation system, and two extra driveway parking spaces. This home has been thoughtfully cared for and is ready for its next owners. Located close to schools, shopping, public transportation, parks, and extensive walking pathways, this home offers an ideal lifestyle for families. With easy access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is simple and convenient. Don’t miss your opportunity to own this exceptional family home in a well-connected community!