

## 216 Copperpond Green SE Calgary, Alberta

**MLS # A2243560**



**\$730,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,816 sq.ft.               | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                  |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Pie Shaped Lot |               |                   |

|                    |                                                                                           |                   |     |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |     |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Welcome to a well maintained 4-bedroom fully developed, over 2,400 sqft of developed living space, a tremendous value home, located on a quiet Cul-de-sac in well desirable Copperfield community, with an enormous pie shaped lot perfect for those where outdoor living is as important as indoor living. The open concept floor plan is sure to impress and is great for entertaining, large living room with center gas fireplace which is perfect to cozy up to any cold winter nights. The kitchen sits adjacent to the living room and features dark stained cabinets, quartz countertops, stainless appliances and a perfect sized island for gathering, good sized dining nook that is perfect for family dinners, and has double sliding doors that leads to your landscape retreat, park sized backyard, that is complete with stone patio and firepit, for enjoying warm summer nights. Upstairs comes with large Master Bedroom with 5-piece ensuite, walk in closet, 2 other good size bedrooms, a 4-piece bath, and oversized bonus room that is great for family movie nights. Basement is fully developed with the 4th bedroom, full bath, and a very large rec room, The home is complete with DOUBLE CAR ATTACHED GARAGE with very long driveway, close to schools, shopping, cafes, Restaurants and more, easy get away via Deerfoot Trail & Stony Trail. MAKE THIS YOUR FAMILY HOME TODAY!