

## 240 Copperpond Green SE Calgary, Alberta

**MLS # A2246729**



**\$789,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,098 sq.ft.                                                              | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garag  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Low Maint |               |                   |

|                    |                                                                                                                                                                                                                                                               |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                                                                                                                                                                                                                           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Curtains, surround sound and equipment in bonus room (can be purchased)                                                                                                                                                                                       |                   |     |

Welcome to this exceptional estate style home situated on an oversized corner lot, offering rare gated access for RV, boat, or trailer parking in addition to the double garage and front driveway. This beautifully upgraded property features a large, private south-facing backyard—perfect for relaxing or entertaining—with a spacious deck (stained 2025), built-in outdoor speakers, and a BBQ gas line ready for summer nights. Step inside and you’re greeted by a spacious foyer and show-stopping open-to-above staircase with upgraded solid wood railings. The main floor boasts gleaming hardwood floors, a chef-inspired kitchen with wood cabinetry, ample storage, stainless steel appliances, an eat-up bar, island and a walk-through pantry for added convenience. The open-concept living and dining space is warm and inviting, complete with a gas fireplace and direct access to the back deck while stepping through an expansive three-pane sliding glass door. Additional details of the main floor include coat closets at both entry points, and stylish 2-piece powder room. Upstairs, a spacious bonus room separates the serene primary retreat—with a walk-in closet and spa-like ensuite featuring a double vanity, soaker tub, and separate shower—from two generously sized bedrooms, a full 4-piece bathroom, and a dedicated laundry room with ample shelving for all your linens. The fully finished basement (developed by the builder to match the home’s high-end finishes) includes a custom bar, large rec/family room, an additional bedroom, another full bathroom, storage, and a generous mechanical room. Additional features include: Central air conditioning, Built-in speaker system (including outdoors), Bird irrigation system (front and back yard), Central vacuum, Water softener, Zoned HVAC for custom climate control on each floor, Tons of added windows for

natural light throughout, all new exterior including the roof 2020, garage door repainted 2024, Garage sports Screen with Synthetic ice for the sports enthusiasts. This home truly has it all—space, function, luxury, and lifestyle. Don't miss your chance to own this one-of-a-kind property!