

**34 Copperpond Street SE**  
**Calgary, Alberta**

**MLS # A2297153**



**\$750,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,392 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	n/a		

Wake up to stunning sunrises near the countryside in this beautifully upgraded, custom-built Stepper home in Copperfield. Filled with natural light throughout, the 2,356 sq ft home offers 4 bedrooms, a huge versatile bonus room, quartz countertops throughout, central air conditioning, and a heated oversized 24x20 garage. Step outside to a well designed and fully landscaped oversized pie-shaped lot with full irrigation, a large two level vinyl deck, and shed for extra storage. Move-in ready and thoughtfully upgraded, the open-concept main level features rich espresso hardwood and tile flooring, soft-close cabinetry throughout, and elegant custom shutters throughout the home. At the center is a chef's kitchen with a large island, dual wall ovens, induction cooktop, built-in microwave, ultra-quiet Bosch dishwasher, built-in wine fridge, and quartz countertops—ideal for everyday cooking and entertaining. A beautiful great room with a modern fireplace is perfect to unwind at the end of the day. A private den with french doors, a perfect space for those who work from home. An elegant recently renovated powder room. The mudroom features a quartz countertop, a built-in providing storage and hooks, along with a large capacity Samsung steam laundry pair. Upstairs, the oversized bonus room provides a fantastic theatre space which is big enough for multi-use. The spacious master retreat at the back features large sleeping quarters, built-in his-and-her closet, his-and-her sinks, a soaker tub, and a separate shower, creating a luxurious private sanctuary. Three additional generously sized bedrooms, including one with its own walk-in closet share a well-appointed bathroom. The thoughtful upstairs layout provides privacy, comfort, and plenty of room for everyone, making this home perfect for families of all sizes. Additional upgrades among others include: a brand-new 50G John

Wood hot water tank, Kinetico water softener, enhanced lighting with extra pot lights, and smart Nest thermostats. Ideally located close to schools, parks, and major roadways like Deerfoot Trail and Stoney Trail, this turnkey home blends comfort, style, and convenience in a vibrant, family-friendly community. With so much to offer at such a great price, it will not last so call today!