

**232 Copperpond Circle SE**  
**Calgary, Alberta**

**MLS # A2320273**



**\$899,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,397 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, Lawn, Low Maintenance Landscape,		

<b>Heating:</b>	High Efficiency, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, No Animal Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Nestled in the heart of Copperfield and backing directly onto Copper Pond, this exceptional walkout home offers over 3,300 sq. ft. of beautifully finished living space in one of the community's most sought-after locations. With 5 bedrooms, stunning pond views, and more than \$30,000 in recent updates, this residence combines quality, comfort, and an unbeatable setting. A dramatic two-storey foyer welcomes you inside, where soaring ceilings, abundant natural light, elegant finishes, and a striking staircase create an impressive first impression. Recent updates include brand-new carpet throughout, custom wood shelving in every closet, a complete interior repaint, central air conditioning, and a beautifully refreshed mudroom. Additional improvements over recent years include the roof, soffits, fascia, eavestroughs, rear siding, dual-zone furnace, and hot water tank, providing exceptional value and peace of mind. The thoughtfully designed main floor is ideal for both everyday living and entertaining. At the centre of the home, the kitchen showcases timeless finishes, quartz countertops, a large island with extensive storage, premium appliances, designer lighting, and a classic herringbone backsplash. The adjacent dining area features custom built-ins and flows seamlessly into the bright living room, where large windows capture spectacular views of the pond and surrounding pathways. Built-in ceiling speakers enhance the atmosphere throughout the main level. Step outside onto the full-width deck and take in the tranquil setting. Whether enjoying a morning coffee, hosting friends, or relaxing at the end of the day, the expansive views of the water and surrounding green space create a truly special outdoor experience. A versatile flex room provides excellent space for a home office, study area, or reading retreat, while the updated mudroom offers added functionality and

organization. Upstairs, a spacious bonus room serves as the perfect gathering area for family and guests. Four generously sized bedrooms are located on this level, including a beautiful primary retreat overlooking the pond. The ensuite offers a relaxing escape, while a well-appointed main bathroom serves the secondary bedrooms. The fully developed walkout basement expands the living space with a large recreation area, wet bar, fifth bedroom, and full bathroom. Walkout access seamlessly connects the interior to the backyard, allowing full enjoyment of this remarkable setting. Backing onto scenic pathways and Copper Pond, this property offers a rare combination of privacy and convenience. Parks, playgrounds, schools, and everyday amenities are all nearby, while the vibrant Seton Urban District is just minutes away, offering shopping, dining, entertainment, the South Health Campus, YMCA, and Calgary Public Library. Quick access to Stoney Trail and Deerfoot Trail makes commuting throughout the city effortless. A rare opportunity to own a meticulously updated walkout home in Copperfield's premier pond location.