

22 Copperpond Street SE
Calgary, Alberta

MLS # A2202301



\$729,700

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,973 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Washer & Dryer, all window coverings, garage door opener & 2 remotes, 3 TV wall mounts (primary bedroom, living room, bonus room/bedroom), Garage shelving, Garage tire rack, Hot tub and cover, LED Built-in Christmas lights, Remote for ceiling fan in living room, Pantry cabinet off garage, Water softener, basement fridge, basement stove, basement microwave, basement washer and dryer, alarm equipment (no contract)

Step into this stunning 2-storey home, where elegance and modern functionality blend seamlessly to create an exceptional living space. The grand 8' front door sets the tone for the inviting main level, featuring a spacious living room, a refined dining area with backyard views, and a chef's kitchen adorned with quartz countertops, a generous peninsula with a granite sink and breakfast bar, ceiling-high cabinetry, and premium stainless steel appliances, including a 36" gas stove and built-in oven. A thoughtfully designed mudroom with enclosed pantry cabinetry and a bench seat leads to the insulated and painted double front-attached garage, which boasts a cold water tap for added convenience. Upstairs, a bright and airy bonus room with vaulted ceilings can also be used as a 4th bedroom upstairs, accompanying 3 additional bedrooms, including an opulent primary suite with a rare 2 walk-in closets and a spa-like ensuite showcasing a large shower with a bench seat. The fully fenced backyard is a private oasis, featuring a partially covered composite deck with a privacy wall and an included hot tub - perfect for year-round relaxation. The basement offers a 1-bedroom illegal suite with a separate side entrance, a full kitchen, its own laundry (new as of January 2024), and a comfortable living area, currently rented with tenants who may wish to stay (currently pay \$1250/month plus 50% of utilities). Additional highlights include built-in Christmas lights, durable metal and shingle roofing, rich hardwood flooring on the main level, soaring 9' ceilings, and a living room ceiling fan with remote-controlled color-changing lights. This exquisite home is a perfect blend of style, comfort, and practicality, ready to welcome its next owner!