

195 Copperpond Road SE
Calgary, Alberta

MLS # A2207613



\$589,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Fridge (in basement)		

Tucked away on a peaceful street, this beautifully updated 3-bedroom, 3.5-bathroom home offers the perfect blend of comfort and functionality. From the moment you step inside, you'll notice the attention to detail and thoughtful upgrades throughout. The main level features an open and inviting layout, anchored by a fully renovated kitchen completed in 2024, boasting brand new appliances and a modern design. Enjoy seamless indoor-outdoor living with both front and rear decks—ideal for entertaining or simply enjoying a quiet evening. The low-maintenance backyard is perfect for those who prefer more relaxing and less yard work, and it leads to a spacious double detached garage. Upstairs, you'll find generous bedrooms, large closets and two four piece bathrooms. The fully finished basement adds even more living space, complete with a full bathroom featuring heated floors. The basement also features a commercial sink setup, offering a great opportunity for a home-based business or creative workspace. The home is equipped with central air conditioning for year-round comfort and includes a built-in Vacuflo system for added convenience. Additional upgrades include a brand new roof installed in 2022 and Gemstone lighting added in 2024, adding both style and function to the exterior of the home. This move-in ready property has been meticulously cared for and tastefully updated, making it an incredible opportunity for anyone looking to settle into a quiet, family-friendly neighbourhood.