

13 Copperpond Avenue SE
Calgary, Alberta

MLS # A2208228



\$604,990

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY APRIL 13, 2025 FROM 12:00 pm to 2:00 pm! Stunning 2 storey home in the heart of Copperfield and you can see the pride of ownership. This home features 9' ceiling, central air conditioning, the roof replaced in 2021, gorgeous stamped concrete patio, fence built in 2022 and a paved back alley. This house is 1 block from Thanos Park and green space and is only 2 minutes from Copperfield School and community amenities. The open concept living room is spacious and has a gas fireplace with a beautiful stone hearth. There is a large dining room with windows for natural light and would be a wonderful place to entertain your family and friends. Kitchen has a huge granite countertop, stainless steel appliances, loads of cupboard space and recess lighting. This home has a unique one-of-a-kind den next to the stairs, which is a nice space for an office. Upstairs the primary bedrooms is your oasis awaiting with ensuite bathroom that includes his and her sinks, soaker tub, shower and there is a walk-in closet. Down the hall is 2 additional bedrooms, 4-piece bath and laundry room. The basement is a just waiting for your next renovation and it has roughed in plumbing for a bathroom. The backyard is south facing with a magnificent stamped concrete patio, there BBQ gas line, double detached garage. Close to Alkali Wetland, bike paths, ponds, shopping, school, transit and so much more. This property will not last long book you're showing today!