

**108 Copperpond Rise SE**  
**Calgary, Alberta**

**MLS # A2212748**



**\$549,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Standard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully renovated home, thoughtfully updated with numerous high-end features including central air conditioning, expansive windows, stainless steel appliances, quartz countertops, vinyl plank flooring and more. Perfectly positioned in the highly sought-after, amenity-rich community of Copperfield, this residence combines comfort, style, and convenience. Copperfield is a vibrant, family-friendly neighborhood offering an abundance of recreational opportunities. Enjoy access to skating rinks, tennis courts, a bustling community centre, peaceful ponds, scenic pathways, numerous parks, and two local shopping hubs—all within walking distance. A charming, east-facing front porch provides the perfect setting for quiet morning coffees and adds to the inviting curb appeal. Upon entering, you're welcomed by a private foyer complete with a coat closet, ideal for organizing outerwear and accessories. The open-concept main floor is bathed in natural light and showcases newly installed vinyl plank flooring, a soothing neutral colour palette, and large windows that enhance the bright and airy ambiance throughout the seasons. At the heart of the home is a modern, functional kitchen designed for both everyday living and entertaining. It features quartz countertops, stainless steel appliances, a peninsula breakfast bar, soft-close cabinetry, additional pot lighting, and a pantry for extra storage. A large window above the sink offers pleasant views of the front yard and fills the space with sunlight. The spacious dining area is framed by picturesque windows, creating a warm and elegant setting for family meals or social gatherings. Adjacent to the dining area is a well-organized rear mudroom, complete with a generous closet and convenient access to the backyard. The living room overlooks the lush, landscaped backyard through an oversized

window, offering a serene space to relax and unwind. A discreetly located powder room completes the main level. Upstairs, newly installed carpet in a soft, neutral tone complements the home's cohesive design. The primary suite is a private retreat, featuring dual closets and a luxurious 4-piece ensuite—ensuring comfort and privacy. Two additional well-appointed bedrooms and a second full bathroom complete the upper floor. The undeveloped basement offers a blank canvas for future development and includes bathroom rough-ins and a large egress window. Outdoors, the spacious backyard is perfect for hosting summer gatherings, complete with a roughed-in gas line ready for your barbecue setup. Situated just minutes from South Trail Crossing, McKenzie Towne, Fish Creek Park, Sikome Lake, and several top-rated golf courses. With quick and easy access to both Stoney Trail and Deerfoot Trail, commuting is effortless. This exceptional property offers the ideal balance of lifestyle, location, and luxury. Don't miss the opportunity to make it yours—schedule your private showing today.