

**619 Copperpond Circle SE
Calgary, Alberta**

MLS # A2239352



\$649,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,821 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Creek/River/Stream/Pond, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Veneer, Vinyl Siding | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows | | |

Inclusions: Refrigerator, Gas Stove, Range Hood, Dishwasher, All Black-out curtains, Garage Controls (x2), Wooden Pergola outside on deck (not attached), Central Vacuum in Garage, Water Softener

***OPEN HOUSE - Sunday, July 20th 1-3pm *** Step into this thoughtfully updated 3-bedroom, 2.5-bath detached home in the heart of Copperfield—perfectly situated across from a peaceful pond with no front neighbors and gorgeous, unobstructed views. Inside, you’ll find a warm and welcoming layout enhanced by hardwood flooring and a charming gas fireplace with tile surround and a wood mantel—perfect for cozy evenings in the family room. The standout kitchen offers both beauty and function, featuring brand-new quartz countertops (April 2025), extended custom cabinetry (2022), a gas stove with built-in air fryer (2022), newer stainless steel appliances, and a stylish Moen faucet (2024). Other major upgrades include triple-pane crank windows (2025, with a lifetime warranty), new French doors (2025), a newer roof and hot water tank (2021), central air conditioning (2022), a water softener (2023), and a brand-new central vacuum system (2025). The exterior trim was professionally painted in 2022, and there are two outdoor gas hookups for added convenience. Enjoy outdoor living in your fully fenced backyard, freshly stained in a modern green and backing onto a back lane for added privacy. The heated and insulated double attached garage is a true asset for Alberta winters. This is your chance to own a meticulously maintained, move-in-ready home in one of Calgary’s most family-friendly communities—complete with scenic views and amazing neighbors.