

108 Copperpond Park SE  
Calgary, Alberta

MLS # A2242092



# \$611,111

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Wall Mount(s)		

Your Dream Family Home in Copperfield! Welcome to this beautifully maintained, air-conditioned 4-bedroom, 3.5-bathroom home, perfectly positioned across from a quiet park—offering serene views and added privacy in one of Calgary’s most family-friendly communities. Step inside to discover hardwood flooring throughout the main level and a bright, inviting living room with large windows and a cozy gas fireplace. The open-concept kitchen is a true standout, featuring stainless steel appliances, granite countertops, and a large island with bar seating—perfect for both family meals and entertaining guests. Off the back entrance, a practical mudroom helps keep life organized, leading to an insulated double detached garage with a paved back lane. Outside, enjoy your fully fenced, west-facing backyard with a spacious deck—ideal for summer BBQs and relaxing evenings in the sun. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite boasting double vanities. The convenient upper-level laundry adds everyday ease. The professionally finished basement (2023) offers even more living space, complete with luxury vinyl plank flooring, a legal fourth bedroom, a full bathroom, and a large rec room—perfect for movie nights, a home gym, or play area. Upgrades include a newer roof (2020) and hot water tank. Don't miss your chance to enjoy park-front living with all the comforts of modern design and thoughtful updates. Book your private showing today!