



THE
A-TEAM

**RE/MAX
FIRST**

198 COPPERPOND Street, Calgary T2Z 5V5

MLS® #: **A2120917**

Area: **Copperfield**

Listing Date: **04/08/24**

List Price: **\$711,000**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **3,272 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,880**
Low Sqft:
Ttl Sqft: **1,880**

DOM

41
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Rectangular Lot
Alley Access,Asphalt,Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
Stone,Vinyl Siding
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	11`11" x 13`1"	Bedroom	Third	12`0" x 12`11"
Bedroom	Second	9`4" x 9`11"	Bedroom	Third	9`4" x 9`11"
Bedroom	Lower	11`11" x 8`9"	2pc Bathroom	Main	4`11" x 5`1"
4pc Ensuite bath	Second	6`8" x 8`3"	4pc Bathroom	Third	4`11" x 8`11"
4pc Bathroom	Lower	4`11" x 8`3"	Entrance	Main	4`4" x 8`11"
Dining Room	Main	10`10" x 9`10"	Loft	Third	12`0" x 12`0"
Living Room	Main	11`11" x 13`4"	Kitchen	Main	13`0" x 11`8"
4pc Bathroom	Second	8`1" x 4`11"	Family Room	Basement	17`6" x 11`9"
Walk-In Closet	Second	6`8" x 4`9"	Laundry	Second	4`3" x 5`6"
Mud Room	Main	5`7" x 6`5"	Storage	Basement	6`6" x 5`6"
Furnace/Utility Room	Basement	6`9" x 10`0"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	1411498

Remarks

Pub Rmks:	Welcome to over 2400 ft2 of living space in this rare 3 storey home. Enjoy 4 bedrooms up and 1 down, 4 full baths and one 1/2 bath on the main. The open plan living/kitchen is welcoming, spacious and easy to enjoy both natural light and access to front porch and south back deck. Kitchen counters are Granite and SS appliances throughout. Beautiful hardwood and tile flooring on main, carpeted stairs and bedrooms. Laundry room is conveniently located on 2nd floor as well as Master bedroom with ensuite and big walk in closet. 2 additional bedrooms and bath are on the 2nd floor. The bonus 3rd floor has another massive bedroom which could be used as a study/office and another full bath. Basement has a bedroom, a second living space and full bathroom. Exterior is landscaped with back deck leading out to OVERSIZED DOUBLE GARAGE. Close to schools, shopping, parks and easy access to Deerfoot/Stoney Trail.
Inclusions:	N/A
Property Listed By:	First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













