



THE
A-TEAM

**RE/MAX
FIRST**

9 COPPERPOND Avenue, Calgary T2Z 5B5

MLS®#: **A2156919**

Area: **Copperfield**

Listing Date: **08/11/24**

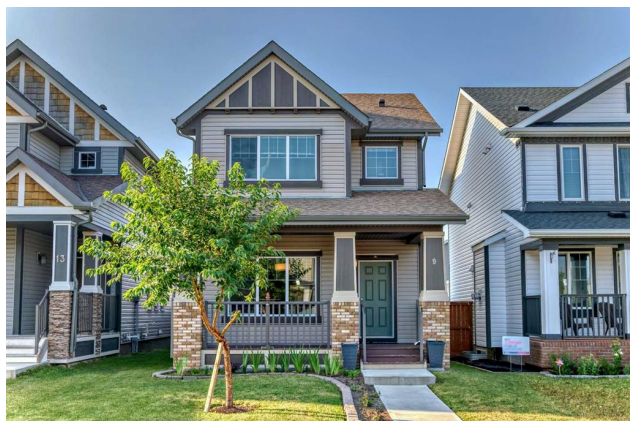
List Price: **\$660,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,089 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

DOM

38
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Awning(s),Private Yard,Storage**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Microwave Hood Fan,Range,Refrigerator,Washer**
Int Feat: **No Animal Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	12`0" x 4`5"
Living Room	Main	12`1" x 11`11"
Dining Room	Main	9`8" x 12`11"
Pantry	Main	4`9" x 3`9"
Other	Main	23`10" x 9`6"
4pc Ensuite bath	Second	12`6" x 6`3"
Bedroom	Second	10`1" x 9`1"

Room	Level	Dimensions
Porch - Enclosed	Main	19`2" x 5`8"
Kitchen	Main	12`9" x 14`6"
2pc Bathroom	Main	5`4" x 4`9"
Mud Room	Main	5`7" x 4`6"
Bedroom - Primary	Second	11`2" x 11`11"
Walk-In Closet	Second	8`1" x 4`8"
4pc Bathroom	Second	8`1" x 4`11"

**Laundry
Bedroom
Game Room**

**Second
Basement
Basement**

**6`3" x 2`8"
14`11" x 8`3"
15`6" x 11`10"**

**Bedroom
Other
4pc Bathroom**
Legal/Tax/Financial

**Second
Basement
Basement**

**10`0" x 8`2"
8`4" x 11`4"
8`3" x 4`11"**

Title:
Fee Simple
Legal Desc:

1411498

Zoning:
R-1N

Remarks

Pub Rmks: **A beautiful home in the community of Copperfield is up for grabs! Recent renovations include the detached double garage, stairway, fence, bedrooms and hallways on the second floor, and a new shed in the backyard. The home is brightly lit by the natural lighting flooding into all the connected rooms with its open concept layout. The kitchen is modern and stylish with lots of space to entertain guests. The primary room has the major ticket items, spacious, ensuite bathroom, and a walk in closet. The other two bedrooms are still very roomy and have great lighting. Basement is fully finished with one bedroom and one bathroom. The backyard is conveniently connected to the kitchen, perfect for those summer BBQ parties. The garage is spacious and leads to a paved alleyway. Highly recommend you to come check out and see the amazing house yourself!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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