



THE
A-TEAM

**RE/MAX
FIRST**

136 COPPERPOND Parade, Calgary T2Z 5A9

MLS®#: **A2157224**

Area: **Copperfield**

Listing Date: **03/06/25**

List Price: **\$665,900**

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: **3,455 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Other**
Park Feat: **Gravel Driveway,None**

DOM

33
Layout
Beds: **5 (4 1)**
Baths: **3.0 (2 2)**
Style: **2 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Electric,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave**
Int Feat: **Built-in Features,High Ceilings,Laminate Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`10" x 11`10"
Bedroom	Second	9`11" x 9`3"
Bedroom	Third	11`0" x 0`8"
1pc Ensuite bath	Main	
Bedroom	Lower	10`9" x 9`4"

Room	Level	Dimensions
Bedroom	Second	9`10" x 9`3"
4pc Bathroom	Second	9`8" x 4`10"
1pc Ensuite bath	Main	6`4" x 9`3"
3pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1411498

Remarks

Pub Rmks:

Welcome to this beautiful custom-built 2-storey home with a loft, perfectly situated on a quiet street in the highly sought-after community of Copperfield. With 5 bedrooms, 3.5 baths, and 2,300 sqft of living space, this unique property blends modern luxury, advanced technology, and functional design that will instantly capture your heart. Key Features: Smart Home Technology: This home is equipped with the latest smart home features, including smart lighting, a smart fridge, and even a smart security camera system for ultimate convenience and peace of mind. Open Concept Floor Plan: The main floor is flooded with natural light, featuring beautiful maple hardwood floors, quartz countertops, ceramic tile, and top-of-the-line stainless steel appliances. Spacious Bedrooms: Upstairs, you'll find 3 generously sized bedrooms, including a large master suite with 12" vaulted ceilings, large windows, a walk-in closet, double sinks, and a stand-up shower in the ensuite. Third-Storey Loft: The crown jewel of this home is the stunning third-storey loft. Featuring a custom-built bookcase and a wet bar, it's the perfect space for a guest room, home office, or a peaceful retreat. Fully Finished Basement: The fully developed basement includes 2 spacious bedrooms, a cozy living room, and a full bathroom—ideal for guests or extended family. Large Backyard: Step outside into the expansive backyard, fully fenced and offering ample space for relaxation and outdoor activities. With enough parking for three vehicles, there's also room to build a garage if desired. Additional Highlights: New Roof (2020): Enjoy peace of mind with the recently installed Level 4 roof. 9 ft Ceilings (Main Floor): Soaring ceilings give the home an open and airy feel. Convenient Location: Within walking distance to community parks and just minutes from shopping and entertainment, this home offers the perfect balance of tranquility and accessibility. This rare and desirable floor plan is a standout in Copperfield and won't last long! Schedule your private viewing today and make this smart home your new haven. Don't miss out - book your showing now!

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

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











