



THE
A-TEAM

**RE/MAX
FIRST**

22 COPPERPOND Street, Calgary T2Z 1J2

MLS®#: **A2161442**

Area: **Copperfield**

Listing Date: **08/30/24**

List Price: **\$749,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,907 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn,Garden**
Park Feat: **Double Garage Attached**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Lighting,Playground**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 7`10"	2pc Bathroom	Main	4`11" x 4`10"
Kitchen	Main	10`7" x 13`10"	Dining Room	Main	11`0" x 13`1"
Mud Room	Main	5`7" x 8`0"	Living Room	Main	15`1" x 12`0"
Bedroom	Second	9`8" x 10`3"	4pc Bathroom	Second	4`11" x 9`0"
Bedroom	Second	9`8" x 10`3"	Flex Space	Second	15`3" x 12`0"
Laundry	Second	6`0" x 7`10"	Bedroom - Primary	Second	14`0" x 12`6"
Walk-In Closet	Second	6`0" x 6`3"	3pc Ensuite bath	Second	13`0" x 6`0"

Walk-In Closet
4pc Bathroom
Living Room
Other

Second
Basement
Basement
Main

6`0" x 6`1"
4`11" x 8`7"
9`4" x 11`4"
21`3" x 19`0"

Furnace/Utility Room
Kitchenette
Bedroom

Basement
Basement
Basement

10`10" x 8`9"
6`5" x 8`0"
12`5" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1113698

Zoning:
R-1

Remarks

Pub Rmks:

OPEN HOUSE SEP-7th. 1:30 PM to 4:00 PM. Be prepared to fall in love with this charming home with a FULLY DEVELOPED BASEMENT WITH SEPARATE SIDE ENTRANCE. This property is in the beautiful community of Copperfield, SE. It offers many attractive features that are perfect for comfortable living and EXTRA INCOME GENERATION, as the BASEMENT has already been rented out!! The main level features 3 bedrooms and 2.5 bathrooms. With 1969 sq of living space. The open floor plan, which has white brushed pine hardwood floors , makes ample room for various activities and family gatherings. The gourmet kitchen has stainless steel appliances, a gas cooktop, a built-in wall microwave and oven, wall-to-ceiling cabinetry, granite countertops, and soft-close cabinets, providing functionality and elegance. Full cabinetry and additional pantry storage in the mudroom and a half bath are on this main level. As you walk up the stairs, it features a bonus room with a vaulted ceiling and big-sized windows to relax or entertain ourselves. There is a large primary bedroom with double walk-in closets that include built-in shelving and a 3-pc ensuite. This level also features two additional bedrooms, a 4-pc bathroom and a laundry room, with upgraded flooring on the stairs and throughout the upper levels. The backyard features a large deck, soaking in the hot tub, the shed and a large green space. The basement is fully finished with a separate entrance. It includes a spacious bedroom, living room, kitchen, full bath, laundry, and extra storage space. Call your realtor to book your showings today!!

Inclusions:
Property Listed By:

**Hot tub, White sliding double mirrored storage
PREP Realty**

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