



THE
A-TEAM

**RE/MAX
FIRST**

80 COPPERPOND Parade, Calgary T2Z 0L2

MLS®#: **A2168435**

Area: **Copperfield**

Listing Date: **09/23/24**

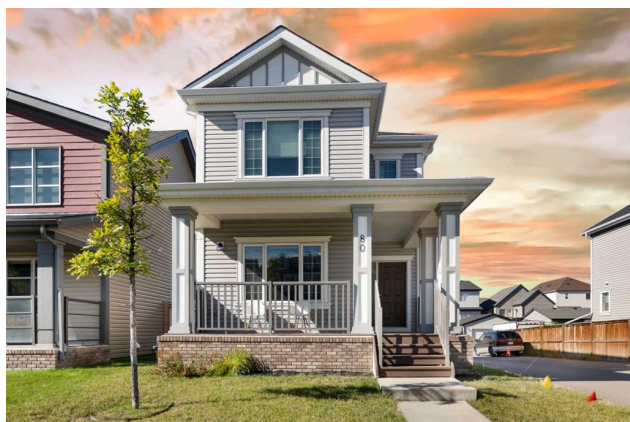
List Price: **\$600,000**

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: **3,422 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,578**
Low Sqft:
Ttl Sqft: **1,578**

DOM

36
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`6" x 10`0"	Living Room	Main	12`11" x 11`11"
Office	Main	8`11" x 4`11"	Kitchen	Main	14`7" x 10`0"
Bedroom - Primary	Upper	12`11" x 12`1"	Bedroom	Upper	10`9" x 9`0"
Bedroom	Upper	9`6" x 9`0"	2pc Bathroom	Main	5`0" x 4`11"
3pc Bathroom	Upper	8`2" x 4`0"	5pc Ensuite bath	Upper	12`4" x 4`11"
Laundry	Upper	6`4" x 6`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1411498

Remarks

Pub Rmks:

****WELCOME TO OUR OPEN HOUSE On Saturday the 19th from 12 to 3PM **CORNER LOT**NEW ROOF**NEWER FURNACE**FRESH PAINT**Welcome to 80 Copperpond Parade SE - Your Modern Cozy Home!** Nestled on a charming corner lot, this beautiful home greets you with a spacious porch, perfect for those evening conversations that create lifetime memories. Step inside to discover an open concept floor plan with 9 FEET CEILING on the main floor, offering a sense of space and elegance. The home welcomes you with a foyer featuring a large window that floods the space with natural light. As you move into the living room, you'll be captivated by the huge 7-foot tall windows that bathe the room in sunlight. The ceramic tile gas FIREPLACE adds a contemporary touch, making it a perfect spot to relax. The living room seamlessly flows into the dining area, which is adorned with 7 FEET WINDOWS and a stylish NEW LIGHT FIXTURE. The dining area smoothly connects to the kitchen, creating a harmonious space for entertaining. The kitchen is a chef's dream, boasting a huge C-SHAPED layout with QUARTZ COUNTERTOPS, stainless steel appliances, ample cabinet storage, and an 8 FEET FLUSH EATING BAR. The pantry, with its elegant glass French door, adds a touch of sophistication. From the kitchen, step into the mudroom, which leads to a newly painted DECK and a backyard with a 2-car parking pad. The main floor also features a convenient POCKET OFFICE, ideal for working from home or setting up a secondary workspace. Upstairs, you'll find three bedrooms, including a master retreat with a 5-piece ensuite, large windows, and a walk-in closet. The laundry room is conveniently located close to the master's ensuite and the common 3-piece bathroom. This home has been thoughtfully updated with a new roof, a newer furnace, and brand new modern elegant ceiling dimmable LED lights that can be programmed from 2700K to 4000K light tones throughout the house. The house also offers an unfinished basement with 9-foot ceilings and 3 piece washroom rough ins, providing an open canvas for the new homeowner's imagination. Don't miss the opportunity to make this modern, cozy home yours!**

Inclusions:

None

Property Listed By:

Real Broker

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







