



THE
A-TEAM

**RE/MAX
FIRST**

198 COPPERPOND Street, Calgary T2Z 5V5

MLS®#: **A2177966**

Area: **Copperfield**

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

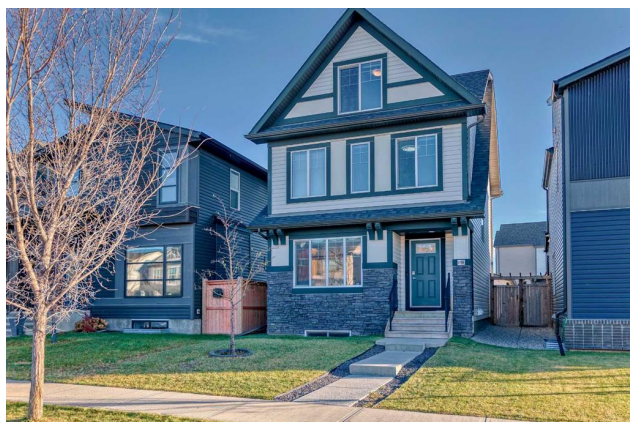
List Price: **\$653,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 28-Nov**

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: **1,883**
Low Sqft:
Ttl Sqft: **1,883**

DOM

75
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Rectangular Lot**
Park Feat: **Alley Access,Asphalt,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace,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: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

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

**4pc Bathroom
Bedroom
Game Room**

**Third
Basement
Basement**

**8`11" x 4`11"
8`9" x 11`11"
11`9" x 17`6"**

**Bedroom
4pc Bathroom**

**Third
Basement**

**13`0" x 12`0"
8`3" x 4`11"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1411498

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 198 Copperpond Street! This 3-storey home offers plenty of space for family living. With over 2400 sq. ft. of developed space, there's plenty of room for everyone. The main floor features an open-concept kitchen with granite countertops, stainless steel appliances, and hardwood flooring, plus a convenient half bathroom. On the second level you will find the primary bedroom which includes an ensuite and walk-in closet. Two more bedrooms and a full bathroom complete the second floor. On the third floor you will find an additional bedroom and bathroom for added flexibility. The fully finished basement offers an extra bedroom and bathroom, ideal for guests or additional family space. With A/C throughout, this home stays comfortable all year long. The backyard, complete with a deck and detached double garage, makes for easy outdoor enjoyment. Located close to parks and playgrounds, this home offers convenience and comfort making it ideal for family living.

Inclusions:
Property Listed By:

**N/A
Royal LePage Benchmark**

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



