



THE
A-TEAM

**RE/MAX
FIRST**

663 COPPERPOND Circle, Calgary T2Z 0R5

MLS®#: **A2196677**

Area: **Copperfield**

Listing Date: **02/25/25**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,896 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Gazebo**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,844**

Low Sqft:

Ttl Sqft: **1,844**

DOM

0

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 16`3"	2pc Bathroom	Main	4`10" x 4`11"
Dining Room	Main	11`0" x 4`0"	Foyer	Main	5`11" x 6`1"
Kitchen	Main	13`0" x 16`3"	Laundry	Main	6`0" x 8`6"
Pantry	Main	3`7" x 3`8"	4pc Bathroom	Upper	5`9" x 7`6"
4pc Ensuite bath	Upper	10`7" x 9`10"	Bedroom	Upper	11`4" x 9`0"
Bedroom	Upper	9`11" x 10`6"	Bonus Room	Upper	19`1" x 18`7"
Bedroom - Primary	Upper	14`2" x 12`0"	Walk-In Closet	Upper	4`7" x 6`4"

3pc Bathroom
Kitchen
Storage
Walk-In Closet

Basement
Basement
Basement
Basement

5`7" x 8`0"
4`1" x 15`5"
5`11" x 7`4"
5`9" x 5`7"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

11`7" x 9`7"
9`8" x 19`4"
8`0" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0813450

Remarks

Pub Rmks: **Nestled in a serene neighbourhood, this home sits on a quiet street just steps away from the pond with scenic walking trail. Situated across the road from houses that back onto the pond, you will enjoy easy access to walking paths. This home features an open concept plan with a large kitchen/dining area that overlooks the large SW facing backyard. The main floor also features a spacious living area stained as macchiato hardwood floors, and gas fireplace and the convenience of a main floor laundry. Once you step upstairs you're greeted with a large bonus room big enough for all your entertaining needs. The upper floor also boasts 3 generous sized bedrooms, an 3 piece washroom including a master with a 4pc ensuite. A standout feature of this property is its potential income-generating basement, making it perfect for a rental opportunity. Taking you down to the basement, you're welcomed with a generous living area, another kitchen, one bedroom and a 3pc bathroom (no side entry). This home also has recent upgrades that were completed in 2022 including the entire roof, siding, and HWT, Garage door, basement kitchen (2024), upstairs flooring (2024) carpet on Stairs (2024), countertops (2024) The back yard space includes a gas outlet for the BBQ, Grass, Deck and Gazebo making it the perfect space for outdoor gatherings. Don't miss this one, come check out this home today!!**

Inclusions:
Property Listed By:

**All the Kitchen appliance in the basement, Gazebo
URBAN-REALTY.ca**

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









