

**66 Copperpond Heath SE  
Calgary, Alberta**

**MLS # A2194837**



**\$825,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Copperfield   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,404 sq.ft.  | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Re |               |                   |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Speaker (in & out) Ring Doorbell

**\*\* CUSTOM FORMER SHOW HOME - \*\* Family Approved - five bedrooms + two dens \*\* Extensive upgrades and superior quality, with 3500 square feet of air-conditioned luxurious living space. You will be impressed with the privacy of an oversized traditional homesite with a private south-facing backyard with a bespoke 13' x 12' covered deck. This seasonal, airy design provides relief from the sunniest to the snowiest days while providing an uninterrupted view of the surrounding gardens. Enjoy this convenient Copperfield Location - Steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, skate park, health care, transit, South Pointe Hospital, and the major south expressways. Living a community lifestyle makes Copperfield an outstanding, safe, and secure community. Rich curb appeal with architectural features - dramatic roof lines, 24' x 21' attached garage with wood-style detailed door & full-sized concrete driveway, covered entry, and brick-faced front complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes granite countertops, custom light wood shaker style cabinets/doors, extension trims, high-end KitchenAid stainless steel fridge/dishwasher/microwave/wall oven, gas cooktop range with 5 burners, recessed lighting, oversized central island, peninsula island with a flush eating bar & black granite under mount sink, extra cabinet storage & a large breakfast nook. The main floor layout includes a den with French doors, a family room with a stone-faced gas electric fireplace, a family-sized open foyer with a side window, & two story-high views, and rich wide plank real hardwood floors featured from the front entrance and throughout the main floor. The large mud room offers more storage, a laundry, and easy access to the garage. An open**

staircase with railing and plush carpet leads to the upper four bedrooms, bonus room, and two bathrooms. The primary bedroom suite includes a separate walk-in closet, his and hers vanity sinks, an oversized shower w/ glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. BONUS: The basement is fully finished and features a large family room, bedroom, computer area, flex room, full bathroom, and utility room. Plus, non-smoking, 9' main floor ceilings, Fridge + DW are 2 yrs old, Washer is new, generously sized bedrooms with large windows, in-floor piping roughed in, A/C, plumbing/lighting, and electrical fixtures upgraded! Flexible possession date available. You must put this home onto your 'Must See List! Call your friendly REALTOR(R) to book a viewing!