# \$729,700 - 22 Copperpond Street Se, Calgary

MLS® #A2202301

## \$729,700

5 Bedroom, 4.00 Bathroom, 1,973 sqft Residential on 0.09 Acres

Copperfield, Calgary, Alberta

Step into this stunning 2-storey home, where elegance and modern functionality blend seamlessly to create an exceptional living space. The grand 8' front door sets the tone for the inviting main level, featuring a spacious living room, a refined dining area with backyard views, and a chef's kitchen adorned with quartz countertops, a generous peninsula with a granite sink and breakfast bar, ceiling-high cabinetry, and premium stainless steel appliances, including a 36" gas stove and built-in oven. A thoughtfully designed mudroom with enclosed pantry cabinetry and a bench seat leads to the insulated and painted double front-attached garage, which boasts a cold water tap for added convenience. Upstairs, a bright and airy bonus room with vaulted ceilings can also be used as a 4th bedroom upstairs, accompanying 3 additional bedrooms, including an opulent primary suite with a rare 2 walk-in closets and a spa-like ensuite showcasing a large shower with a bench seat. The fully fenced backyard is a private oasis, featuring a partially covered composite deck with a privacy wall and an included hot tub perfect for year-round relaxation. The basement offers a 1-bedroom illegal suite with a separate side entrance, a full kitchen, its own laundry (new as of January 2024), and a comfortable living area, currently rented with tenants who may wish to stay (currently pay \$1250/month plus 50% of utilities). Additional highlights include built-in Christmas lights,







durable metal and shingle roofing, rich hardwood flooring on the main level, soaring 9' ceilings, and a living room ceiling fan with remote-controlled color-changing lights. This exquisite home is a perfect blend of style, comfort, and practicality, ready to welcome its next owner!

#### Built in 2013

### **Essential Information**

MLS® # A2202301 Price \$729,700

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,973 Acres 0.09 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 22 Copperpond Street Se

Subdivision Copperfield

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 1J2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Garage Faces Front,

Off Street, Concrete Driveway, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island,

Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage,

Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water

Softener

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 17th, 2025

Days on Market 15

Zoning R-G

## **Listing Details**

Listing Office RE/MAX First

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