

**138 Copperpond Street SE**  
**Calgary, Alberta**

**MLS # A2237066**



**\$785,000**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                      |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | 2 Storey                                         |               |                   |
| <b>Size:</b>     | 2,090 sq.ft.                                     | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                 |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Landscaped, No Neighbours Behind, Triangular Lot |               |                   |

|                    |                                                                                                                                                         |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Storage |                   |     |
| <b>Inclusions:</b> | None                                                                                                                                                    |                   |     |

Welcome to Copperfield Living at Its Finest! Nestled in the vibrant southeast community of Copperfield, Calgary, this stunning two-story home offers the perfect blend of functionality, style, and space for the growing family or savvy investor. Step inside and discover four spacious bedrooms and three and a half bathrooms, thoughtfully laid out across a bright and open floor plan. The main living area is warm and inviting, centered around a beautiful pinnacle fireplace adorned with designer tile, making it the perfect place to gather with family and friends. The kitchen is a true showstopper, featuring a large island, quartz counter tops that make it ideal for family meals, entertaining, or extra prep space. Whether you're cooking up a weekday dinner or hosting a weekend get-together, this kitchen can handle it all. Upstairs, you'll find a generously sized bonus room that offers endless possibilities—whether it's a playroom, home office, or second family room. The upper floor layout ensures space and privacy for everyone. This home also features a Brand New, fully Legal Suite with a separate walk-up entrance, ideal for multi-generational living or generating rental income. Step outside into the fully fenced, child-safe backyard, offering peace of mind and a great space for outdoor fun, gardening, or enjoy the balcony with no neighbours behind. Located in the heart of Copperfield, with newer shingles in 2021, and Solar Panels too! You're close to parks, schools, shopping, and all the amenities that make this a sought-after neighborhood. Don't miss this incredible opportunity to own a versatile and beautifully appointed home in one of Calgary's most desirable southeast communities. Book your private showing today—this one won't last long!