



**DJ Golden**  
**REAL ESTATE**

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77 Copperpond Street SE  
Calgary, Alberta

MLS # A2246227



**\$850,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                       |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 2,713 sq.ft.                      | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 5                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                         |               |                   |
| <b>Lot Feat:</b> | Level, Low Maintenance Landscape  |               |                   |

|                    |                                                                                                                               |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** Includes: Basement kitchen fridge, washer, dryer, dual dishwasher, microwave, Basement bedroom shelving and storage boxes. Note: Hot tub - as is or seller to remove.

Welcome to this stunning five-bedroom home complete with a fully developed basement featuring a kitchenette—ideal for growing families, investors, or multi-generational living. The open-concept main floor is bright and inviting, showcasing a designer colour palette, neutral flooring, and crisp, modern accents. The chef-inspired kitchen is a true delight, offering abundant counter space, a large centre island, and a breakfast bar with seating for five. High-end stainless steel appliances, granite countertops, and both built-in and walk-through pantries ensure style and function are perfectly combined. The spacious dining room easily accommodates large family gatherings or elegant dinner parties. Step outside to the sunny southwest-facing backyard—fully fenced and featuring an expansive patio and hot tub—perfect for entertaining or simply relaxing while enjoying the sunset. A private office/den with double doors sits just off the main living area and could be converted into a formal dining room if desired. The main floor is completed by a stylish powder room, double coat closets, and a roomy back entry from the garage with a built-in bench. Upstairs, a generous bonus room with a private balcony and built-in desk offers an ideal space for work or play. The primary suite is a luxurious retreat, featuring a striking accent wall, spa-inspired ensuite with dual vanities, soaker tub, separate shower, and private water closet. The walk-in closet connects directly to the spacious laundry room, which includes ample cabinetry and a linen closet. Three additional bedrooms and a full bath complete the upper level. The fully finished lower level boasts 9-foot ceilings, large sunshine windows, and a massive open living area—perfect for both lounging and recreation. The builder-installed kitchenette features a dual-drawer dishwasher, full-sized fridge, microwave,

washer, and dryer. This level also includes a spacious bedroom with a full closet, storage shelving with bins, and a full bath. Additional storage is found in the kitchenette pantry and under the stairs. The utility room houses two furnaces (each with its own A/C unit) and two oversized hot water tanks—ensuring comfort and efficiency year-round. An oversized double attached garage, fully landscaped yard, and prime location complete the package. Situated on a quiet street with a sunny backyard, this home is just a short walk to Thanos Playground and Copper Pond, close to both public and private schools, and minutes from shops and restaurants at McKenzie Towne Centre and along 130th Avenue. A remarkable home with incredible flexibility—book your private showing today!