

\$609,000 - 4 Copperpond Parade Se, Calgary

MLS® #A2249169

\$609,000

4 Bedroom, 4.00 Bathroom, 1,297 sqft

Single Family on 0.10 Acres

Copperfield, Calgary, Alberta

****OPEN HOUSE** SATURDAY AUG 23**

2-4PM | SUNDAY AUG 24 2-4 PM |

MASSIVE CORNER LOT | ILLEGAL

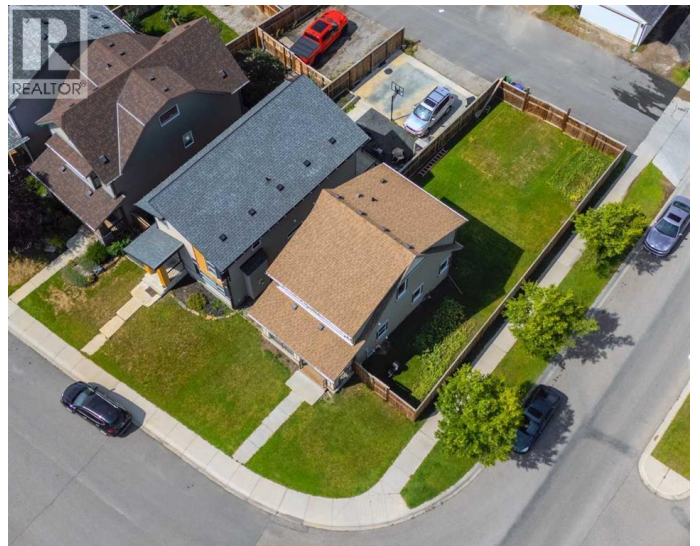
BASEMENT SUITE | OPEN FLOOR PLAN |

CONVENIENT LOCATION |Welcome to this

beautiful, family-friendly home in the heart of Copperfield! Thoughtfully designed and sitting

on a massive **OVERSIZED** corner lot, this property offers an abundance of space – perfect for a kids' play area, oversized garage, gardening, or simply enjoying the outdoors.

With added **WINDOWS** throughout to take advantage of the side exposure, the home is bright and filled with natural light. The fully fenced backyard backs onto a **BACK ALLEY** and provides plenty of room to relax, entertain, or park extra vehicles. Located in a quiet, family-oriented neighborhood, this home is surrounded by playgrounds, walking paths, and is just minutes from the Ring Road, transit, shopping, and two nearby Tim Hortons. As you arrive, you're greeted by a spacious front porch – ideal for enjoying your morning coffee or evening breeze. Step inside to a bright and open foyer, complete with a convenient 2-piece bathroom just off the entrance. The interior colour palette is both modern and inviting, featuring light grey walls, rich dark cabinetry, and Black Pearl granite countertops with an undermount sink, all set aglow by large windows that flood the home with sunlight. The main floor is perfect for hosting friends and family, with an open design, casual layout. The large kitchen opens



onto the dining area and cozy living room â€” all flowing effortlessly toward the backyard, creating the perfect space for everyday living and entertaining. Upstairs, youâ€™ll find TWO well-sized bedrooms with a shared 4-PIECE bathroom, and a SPACIOUS primary suite that comfortably fits a KING-sized bed, features dual closets, and includes its OWN 4-piece ensuite for added privacy. Downstairs, you'll find a fully developed ILLEGAL BASEMENT SUITE, complete with a bedroom, bathroom, kitchen, and living space â€” a fantastic mortgage helper, currently RE NTED for \$1,100/month (all in). Whether you're looking for space, rental income, or a peaceful community setting â€” this home checks all the boxes! (id:6289)

Built in 2014

Essential Information

Listing #	A2249169
Price	\$609,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,297
Acres	0.10
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4 Copperpond Parade Se
Subdivision	Copperfield
City	Calgary
Province	Alberta
Postal Code	T2Z1J3

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, PVC window, No Smoking Home
Parking Spaces	2
Parking	Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage METRO



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