

# \$775,000 - 78 Copperpond Street Se, Calgary

MLS® #A2261055

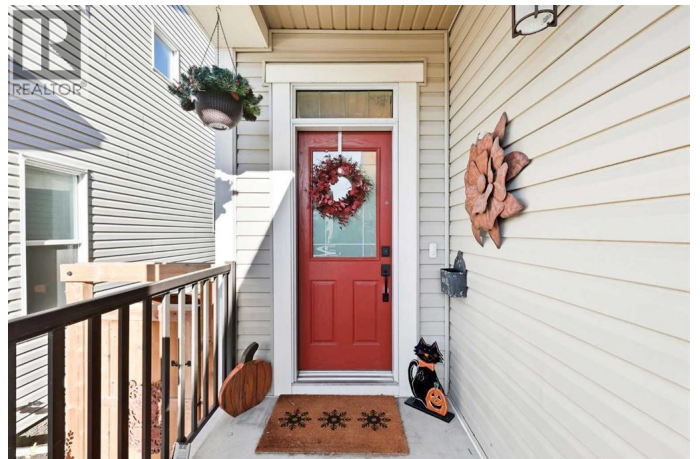
**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,995 sqft

Single Family on 0.09 Acres

Copperfield, Calgary, Alberta

Every once in a while, a home comes along that rewrites what Copperfield can be. Backing directly onto greenspace with a walkout lower level and a professionally finished one bedroom suite, this property stands in a league of its own. Nearly 2,700 square feet of refined living space including a bright and fully functional illegal suite with its own separate entrance and laundry. Perfect for generating rental income, hosting long term family, or giving teenagers their own independence. All renovations were professionally completed and presented with care. More than 150,000 dollars invested in thoughtful upgrades that move this property far beyond "builder grade" and what you normally find in Copperfield. The main floor welcomes you with nine foot ceilings, luxury flooring, and a showpiece gas fireplace wrapped in custom stone and mantle. The kitchen was fully redone with quartz counters, tiled backsplash, modern appliances, refreshed cabinetry, and smart storage. The layout flows naturally to the composite upper deck that overlooks private greenspace with no rear neighbors. Upstairs delivers exactly what move up buyers want. Three generous bedrooms, a large bonus room, and two substantially renovated bathrooms. The primary suite feels elevated with custom built ins in the walk in closet and a luxury ensuite featuring a dual vanity, custom tile, 10 mm glass shower, niches, and fixtures that belong in a much higher price bracket. The walkout level is a true asset. Bright windows, a private



entrance, dedicated laundry, a full kitchen, a bedroom, and a modern bathroom. Keep it for your own use or capture meaningful monthly income to offset your mortgage and step into a higher tier of living. Outside is turnkey and low maintenance with professional landscaping from front to back, composite deck on the walkout patio and the upper deck, and custom composite stairs that connect both spaces seamlessly. The double attached garage adds everyday ease, perfectly rounding out a home set in one of Calgary's most family friendly communities. Surrounded by pathways, ponds, and playgrounds, with quick access to schools, 130 Avenue shopping, and the South Health Campus. If you've been waiting for a Copperfield home that truly checks every box and pays you back every month, this is the one. (id:6289)

Built in 2015

**Essential Information**

Listing #	A2261055
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,995
Acres	0.09
Year Built	2015
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	78 Copperpond Street Se
Subdivision	Copperfield
City	Calgary
Province	Alberta
Postal Code	T2Z1J2

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, PVC window, No neighbours behind, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Real Broker
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Listing information last updated on October 14th, 2025 at 8:46pm PDT