

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

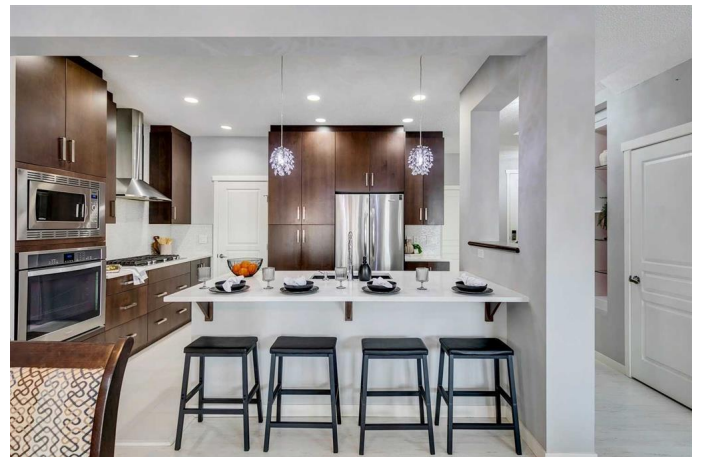
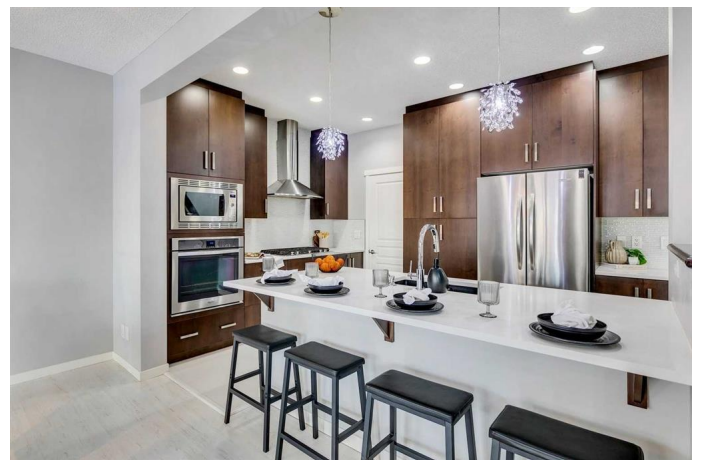
MLS® #A2202301

**\$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	22
Zoning	R-G

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.