

# \$825,000 - 66 Copperpond Heath Se, Calgary

MLS® #A2194837

**\$825,000**

5 Bedroom, 4.00 Bathroom, 2,404 sqft  
Residential on 0.09 Acres

Copperfield, Calgary, Alberta

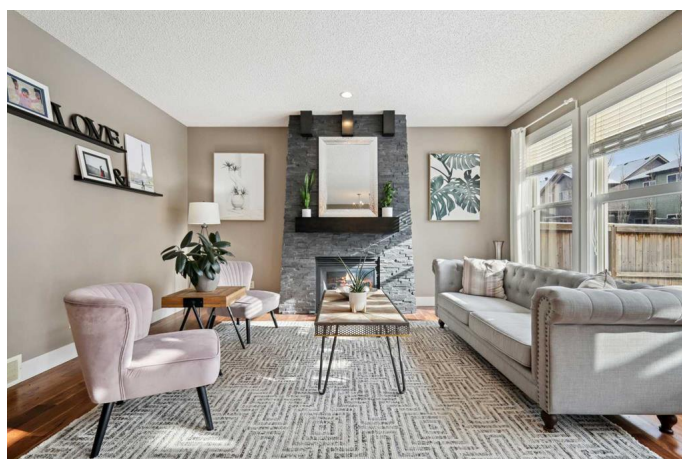
**\*\* CUSTOM FORMER SHOW HOME - \*\***

Family Approved - five bedrooms + two dens  
**\*\* Extensive upgrades and superior quality, with 3500 square feet of air-conditioned luxurious living space. You will be impressed with the privacy of an oversized traditional homesite with a private south-facing backyard with a bespoke 13' x 12' covered deck. This seasonal, airy design provides relief from the sunniest to the snowiest days while providing an uninterrupted view of the surrounding gardens. Enjoy this convenient Copperfield Location - Steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, skate park, health care, transit, South Pointe Hospital, and the major south expressways. Living a community lifestyle makes Copperfield an outstanding, safe, and secure community. Rich curb appeal with architectural features - dramatic roof lines, 24' x 21' attached garage with wood-style detailed door & full-sized concrete driveway, covered entry, and brick-faced front complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes granite countertops, custom light wood shaker style cabinets/doors, extension trims, high-end KitchenAid stainless steel fridge/dishwasher/microwave/wall oven, gas cooktop range with 5 burners, recessed lighting, oversized central island, peninsula island with a flush eating bar & black granite under mount sink, extra cabinet storage & a**



## 66 COPPERPOND HEATH SE

REAR DEVELOPED (R.D.) - 1000 SQ. FT.  
MAIN LEVEL (AG) - 1084.56 SQ. FT. / 101.68 m<sup>2</sup>  
UPPER LEVEL (AG) - 1309.73 SQ. FT. / 121.67 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2404.29 SQ. FT. / 223.35 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BD) - 973.80 SQ. FT. / 90.47 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BU) - 120.76 SQ. FT. / 11.22 m<sup>2</sup>  
TOTAL AG/BD AREA - 3488.85 SQ. FT. / 323.04 m<sup>2</sup>



large breakfast nook. The main floor layout includes a den with French doors, a family room with a stone-faced gas electric fireplace, a family-sized open foyer with a side window, & two story-high views, and rich wide plank real hardwood floors featured from the front entrance and throughout the main floor. The large mud room offers more storage, a laundry, and easy access to the garage. An open staircase with railing and plush carpet leads to the upper four bedrooms, bonus room, and two bathrooms. The primary bedroom suite includes a separate walk-in closet, his and hers vanity sinks, an oversized shower w/ glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. **BONUS:** The basement is fully finished and features a large family room, bedroom, computer area, flex room, full bathroom, and utility room. Plus, non-smoking, 9' main floor ceilings, Fridge + DW are 2 yrs old, Washer is new, generously sized bedrooms with large windows, in-floor piping roughed in, A/C, plumbing/lighting, and electrical fixtures upgraded! Flexible possession date available. You must put this home onto your 'Must See List! Call your friendly REALTOR(R) to book a viewing!

Built in 2011

### **Essential Information**

MLS® #	A2194837
Price	\$825,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,404
Acres	0.09
Year Built	2011

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	66 Copperpond Heath Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2T1

### **Amenities**

Amenities	Beach Access, Clubhouse, Community Gardens, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Covered Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Landscaped,

	Level, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	52
Zoning	R-G
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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