



# 80 Copperpond Parade Calgary Alberta

\$600,000

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY OCTOBER 5 FROM 12-4PM AND SUNDAY OCTOBER 6 FROM 12-4PM\*\*\*\*CORNER LOT\*\*NEW ROOF\*\*NEWER FURNACE\*\*FRESH PAINT\*\***Welcome to 80 Copperpond Parade SE - Your Modern Cozy Home!\*\*Nestled on a charming corner lot, this beautiful home greets you with a spacious porch, perfect for those evening conversations that create lifetime memories. Step inside to discover an open concept floor plan with 9 FEET CEILING on the main floor, offering a sense of space and elegance. The home welcomes you with a foyer featuring a large window that floods the space with natural light. As you move into the living room, you'll be captivated by the huge 7-foot tall windows that bathe the room in sunlight. The ceramic tile gas FIREPLACE adds a contemporary touch, making it a perfect spot to relax. The living room seamlessly flows into the dining area, which is adorned with 7 FEET WINDOWS and a stylish NEW LIGHT FIXTURE. The dining area smoothly connects to the kitchen, creating a harmonious space for entertaining. The kitchen is a chef's dream, boasting a huge C-SHAPED layout with QUARTZ COUNTERTOPS, stainless steel appliances, ample cabinet storage, and an 8 FEET FLUSH EATING BAR. The pantry, with its elegant glass French door, adds a touch of sophistication. From the kitchen, step into the mudroom, which leads to a newly painted DECK and a backyard with a 2-car parking pad. The main floor also features a convenient POCKET OFFICE, ideal for working from home or setting up a secondary workspace. Upstairs, you'll find three bedrooms, including a master retreat with a 5-piece ensuite, large windows, and a walk-in closet. The laundry room is conveniently located close to the master's ensuite and the common 3-piece bathroom. This home has been thoughtfully updated with a new roof, a newer furnace, and brand new modern elegant ceiling dimmable LED lights that can be...

Dining room 13.50 Ft x 10.00 Ft  
 Living room 12.92 Ft x 11.92 Ft  
 Office 8.92 Ft x 4.92 Ft  
 Kitchen 14.58 Ft x 10.00 Ft  
 2pc Bathroom 5.00 Ft x 4.92 Ft

Bedroom 10.75 Ft x 9.00 Ft  
 Bedroom 9.50 Ft x 9.00 Ft  
 3pc Bathroom 8.17 Ft x 4.00 Ft  
 5pc Bathroom 12.33 Ft x 4.92 Ft  
 Laundry room 6.33 Ft x 6.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Primary Bedroom 12.92 Ft x 12.08 Ft