



## 232 Copperpond Parade Calgary Alberta

\$629,900

\*\*\*OPEN HOUSE Sunday Sept. 29, 2:00-4:30pm\*\*\* Welcome to 232 Copperpond Parade.. in the heart of Copperfield! This stunning 1515 sf, modern home has MANY upgrades and updates including an oversized 24x24' double detached garage with a 50 AMP circuit - ready for a future EV connection, a brand new AC Unit, a big walk in pantry, a beautifully renovated dining space with the addition of more built-in cabinetry, and 9' ceilings on both the main floor and in the basement! As you enter the foyer, you're greeted by a welcoming open concept layout that seamlessly connects the living room, dining space and exceptional chef's kitchen. This main level, with the gorgeous gas fire place and stylish half bath is perfectly designed for entertaining family and friends.. it boasts designer colours and features and flows harmoniously into the backyard where you will find plenty of sunshine on the south facing patio! Enjoy the no-maintenance composite decking, the bbq gas hookup, and the convenience of an extra overhead garage door that opens towards the house for the ultimate entertaining experience! Moving upstairs to the 2nd level, you will find a master retreat with a walk-in closet, 4-piece ensuite with glass shower and dual sinks, upstairs laundry, 2 additional bedrooms and another 4-piece bathroom. The basement is fully roughed-in and ready for development, it is a large open space awaiting your own design. This home really does have it all; a fantastic location in a sought after family community, is close to schools, parks, playgrounds, grocery stores, the South Health Campus, and major routes. It is completely move in ready, all you have to do is make it yours!! \*\*Price Reduction - Sellers are Motivated\*\* (id:6769)

Primary Bedroom 12.33 Ft x 11.25 Ft

Bedroom 9.92 Ft x 8.08 Ft

Bedroom 10.42 Ft x 8.92 Ft

4pc Bathroom 12.50 Ft x 6.25 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Kitchen 12.33 Ft x 9.33 Ft

Dining room 11.25 Ft x 9.75 Ft

Living room 12.33 Ft x 10.92 Ft

2pc Bathroom 5.33 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca