



156 Copperpond Park Calgary Alberta

\$634,777

LOCATION, LOCATION, LOCATION! This lovely home is FRONTING A PARK AND PLAYGROUND and just steps to the POND with a kilometer of circumferential WALKING/ JOGGING PATH. The ELEGANT CURB APPEAL is enhanced by the white vinyl and smart board sidings and the BLACK WINDOW FRAME. The COVERED FRONT PORCH with GLASS RAILINGS is a great place to cool off this summer. As you enter the front door, you'd be impressed by the 9-FT HIGH CEILINGS, NEWLY SANDED & STAINED HARDWOOD FLOORS and FRESH NEW PAINT THROUGHOUT the home. The cozy FIREPLACE and HUGE WINDOWS in the living room exudes warmth and relaxation. The natural light comes through the dining room window and makes it perfect for entertaining. The BRIGHT kitchen boasts of UPGRADED STAINLESS STEEL APPLIANCES, ESPRESSO NATURAL WOOD CABINETS, NEWLY SEALED GRANITE COUNTERTOPS, POT LIGHTS, WINDOWS overlooking the backyard, a PANTRY and more. A DEN, MUDROOM & HALF BATH completes the main floor. There is FRESH NEW SOD in the backyard, a blank slate for the gardener. The impressive TRIPLE CAR GARAGE is perfect for the car enthusiast, mechanic, wood worker or a family with driving teenagers. As you go upstairs, you'll love the BRAND NEW CARPETS in all the bedrooms. The SPACIOUS MASTER'S BEDROOM comes with a WALK-IN CLOSET and a 5-PIECE ENSUITE WITH A SEPARATE SOAKER TUB & SHOWER as well as a huge VANITY WITH DOUBLE SINKS. Two more GENEROUSLY-SIZED BEDROOMS, A 4-PIECE MAIN BATHROOM AND THE LAUNDRY ROOM are also found in the upper floor. DESIGNER WALL PAPER leads the way to the illegally SUITED BASEMENT equipped with an almost brand new stove top, microwave hood fan and a mini-fridge. There is ENGINEERED HARDWOOD FLOORING THROUGHOUT the basement. It comes with a HUGE REC ROOM. a very SPACIOUS BEDROOM, A SECOND DEN OR FLEX ROOM, 3-PIECE BATHROOM, STORAGE ROOM plus the utility room. This IMPRESSIVE HOME HAS ALMOST EVERYTHING NEW! Th...

Kitchen 8.75 Ft x 4.42 Ft

Recreational, Games room 17.08 Ft x 11.83 Ft

Bedroom 13.67 Ft x 11.33 Ft

3pc Bathroom 8.75 Ft x 5.75 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Den 8.92 Ft x 5.00 Ft

Other 6.25 Ft x 4.42 Ft

Primary Bedroom 15.92 Ft x 12.83 Ft

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Listing Presented By:



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Den	10.67 Ft x 6.17 Ft	5pc Bathroom	12.33 Ft x 8.50 Ft
Storage	4.83 Ft x 3.25 Ft	Bedroom	9.08 Ft x 10.75 Ft
Living room	13.00 Ft x 12.42 Ft	4pc Bathroom	8.17 Ft x 6.00 Ft
Dining room	10.08 Ft x 10.42 Ft	Bedroom	9.58 Ft x 9.08 Ft
Kitchen	14.58 Ft x 13.08 Ft	Laundry room	6.42 Ft x 6.00 Ft