

77 Copperpond Street SE
Calgary, Alberta

MLS # A2246227

\$850,000

| | | | |
|-----------|-----------------------------------|--------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,713 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Level, Low Maintenance Landscape | | |

| | | | |
|-------------|---|------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Includes: Basement kitchen fridge, washer, dryer, dual dishwasher, microwave, Basement bedroom shelving and storage boxes. Note: Hot tub - as is or seller to remove.

OPEN HOUSE Sunday 12-3pm. Welcome to this stunning five-bedroom home complete with a fully developed basement featuring a kitchenette—ideal for growing families, investors, or multi-generational living. The open-concept main floor is bright and inviting, showcasing a designer colour palette, neutral flooring, and crisp, modern accents. The chef-inspired kitchen is a true delight, offering abundant counter space, a large centre island, and a breakfast bar with seating for five. High-end stainless steel appliances, granite countertops, and both built-in and walk-through pantries ensure style and function are perfectly combined. The spacious dining room easily accommodates large family gatherings or elegant dinner parties. Step outside to the sunny southwest-facing backyard—fully fenced and featuring an expansive patio and hot tub—perfect for entertaining or simply relaxing while enjoying the sunset. A private office/den with double doors sits just off the main living area and could be converted into a formal dining room if desired. The main floor is completed by a stylish powder room, double coat closets, and a roomy back entry from the garage with a built-in bench. Upstairs, a generous bonus room with a private balcony and built-in desk offers an ideal space for work or play. The primary suite is a luxurious retreat, featuring a striking accent wall, spa-inspired ensuite with dual vanities, soaker tub, separate shower, and private water closet. The walk-in closet connects directly to the spacious laundry room, which includes ample cabinetry and a linen closet. Three additional bedrooms and a full bath complete the upper level. The fully finished lower level boasts 9-foot ceilings, large sunshine windows, and a massive open living area—perfect for both lounging and recreation. The builder-installed kitchenette features a dual-drawer

dishwasher, full-sized fridge, microwave, washer, and dryer. This level also includes a spacious bedroom with a full closet, storage shelving with bins, and a full bath. Additional storage is found in the kitchenette pantry and under the stairs. The utility room houses two furnaces (each with its own A/C unit) and two oversized hot water tanks—ensuring comfort and efficiency year-round. An oversized double attached garage, fully landscaped yard, and prime location complete the package. Situated on a quiet street with a sunny backyard, this home is just a short walk to Thanos Playground and Copper Pond, close to both public and private schools, and minutes from shops and restaurants at McKenzie Towne Centre and along 130th Avenue. A remarkable home with incredible flexibility—book your private showing today!