

**40 Copperpond Park SE
Calgary, Alberta**

MLS # A2249734



\$625,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,395 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Garage Faces Rear, Heated Garage, Insula		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Pie Shaped Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Putting Green		

Welcome to Copperfield, where this two storey home combines everyday comfort with features that make it truly one of a kind. From the moment you arrive, the location sets the tone. This property sits directly across the street from a sprawling park that covers an entire city block, offering open green views, space for kids to play, and endless options for walks, sports, and outdoor fun right at your doorstep. The welcoming front porch adds charm and makes the perfect spot to enjoy your morning coffee while watching the neighborhood come to life. Inside, the home offers a bright and functional layout designed with modern living in mind. There are three spacious bedrooms and two and a half bathrooms, including a comfortable primary suite. Central air conditioning keeps the home cool through Calgary's warm summers. The kitchen is equipped with a brand new dishwasher, the hot water tank has just been replaced, and the unfinished basement is ready for your ideas. Whether you want a media room, a home gym, or a play space for the kids, this lower level gives you plenty of flexibility to grow. The backyard is where this home truly shines. Sitting on a large pie shaped lot, it was built for entertaining, relaxing, and enjoying time outdoors. Gather with friends around the fire pit, string up the Edison lights over the patio for cozy evenings, or work on your putting game with your own backyard green. A dedicated dog run makes life easier for pet owners, and the storage shed stays with the property. The highlight of this home, however, is the garage. This triple car garage is far more than a place to park. It has been upgraded into a space that enthusiasts, hobbyists, or anyone who loves projects will appreciate. Skylights bring in natural light, while Cat 5e wiring, LED lighting, and 220 volt electrical mean you are fully equipped for work or play. The floor to ceiling fire resistant

spray foam adds safety and efficiency, and the seventy five thousand BTU gas heater ensures the space is warm year round. Whether you dream of a workshop, a place to work on cars, extra storage, or even a game day lounge, this garage is ready to handle it all. With a fantastic location, thoughtful upgrades, and unique features you will not find in other homes, this Copperfield property is both practical and exciting. It offers the lifestyle, the space, and the extras that truly make a house feel like home.