

90 Copperpond Heights SE Calgary, Alberta

MLS # A2254438


\$635,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all blinds and curtain rods and some curtains, garage opener & 2 remotes, living room TV wall mount, air conditioner, garden shed, metal shelving in garage, internet hub for exterior lights, Lutron lighting control system for interior lights, pergola outside, speaker rock in backyard, 2 speakers for outdoor screen, irrigation system, putting green, coat hooks on wall at back entry

Welcome to this beautifully curated 2-storey home in the family-friendly community of Copperfield, where timeless charm, modern conveniences, and the artistry of a talented local designer come together seamlessly. A picturesque front porch welcomes you inside to soaring 9' ceilings, freshly installed luxury vinyl plank flooring (2024) layered over original hardwood, and a stylish living room anchored by a gas fireplace enhanced with stunning new stone. The main floor also showcases a versatile office with custom built-ins and porcelain tile counters, a stylish dining room framed by dramatic feature walls and a show-stopping designer light fixture, and a gourmet kitchen with central island and breakfast bar, stainless steel appliances, a modern backsplash, and pantry. A convenient mudroom leads to the backyard, while a newly renovated half bathroom (2024) shines with under-cabinet lighting, new vanity, mirror, wallpaper, and fixtures. Upstairs you will find 3 inviting bedrooms and 2 full bathrooms, including a serene primary retreat with walk-in closet and ensuite with shower and soaker tub, plus a nursery (renovated in 2024) complete with custom built-in closet; plush carpeting installed in 2020 ensures comfort throughout. The undeveloped basement offers endless possibilities for future customization. Thoughtful updates include fresh interior paint (summer 2025), all new blinds (2022/2023), in-ceiling speakers (2017), smart/dimming switches, WiFi-enabled exterior lighting, updated designer light fixtures inside (2024), and a new dishwasher (2023). Comfort is further elevated with central air conditioning, keeping the home cool during warm Calgary summers. While the interior impresses at every turn, it is the backyard oasis that truly sets this home apart: a private retreat designed for relaxation and entertainment. Imagine evenings beneath the pergola with its

privacy wall, family movie nights on the outdoor screen set against the turf patio, putting practice on your personal green, and music flowing from the built-in speaker rock. Thoughtful touches like a double dog run, irrigation in both front and back, included storage shed, and direct access to the double detached garage with its oversized 8' door combine function with flair. Perfectly positioned near Copperfield School (K-5, CBE) and St. Isabella School (K-9, CCSD), this move-in ready residence is more than a house - it's a lifestyle, offering designer style, family comfort, and a backyard sanctuary unlike any other.