

# \$525,000 - 46 Copperpond Place Se, Calgary

MLS® #A2207431

**\$525,000**

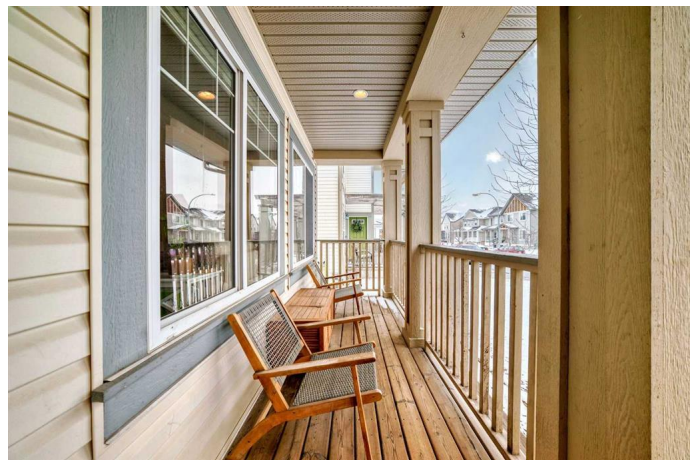
4 Bedroom, 4.00 Bathroom, 1,443 sqft  
Residential on 0.07 Acres

Copperfield, Calgary, Alberta

**\*\*CANCELLED\*\* OPEN HOUSE SATURDAY APRIL 5th 12:00pm-2:00pm** Tucked away on a quiet street in the heart of Copperfield, this spacious semi-detached home is the perfect blend of modern and comfort. Located in one of Calgary's most sought-after family communities, you'll enjoy peaceful living with easy access to parks, schools, shopping, and more.

As you step inside, you'll find over 2,000sqft of well-designed living space, highlighted by new LVP flooring (2021) and a bright, welcoming main floor with an open layout. The beautifully updated kitchen shines with crisp white quartz countertops (2017), a stylish backsplash (2017) and newer stainless steel appliances (2021). The living area and covered front porch are bathed in natural light, ideal for relaxing in the sun. Tucked by the backdoor is a 2 piece bathroom and a functional mudroom out of the way.

Upstairs, you'll find a 4 piece bathroom, convenient laundry room plus three generously sized bedrooms, including a spacious and bright primary retreat complete with a walk-in closet and private ensuite. The fully developed basement, completed in 2019, adds even more living space with a large family room, additional bedroom, and a full 4-piece bathroom—perfect for guests or a growing family. Take advantage of the office flex area and the massive cold storage room under the



stairs. Such a rare find with the perfect added touch!

Make the most of your summer days on the deck in the fully fenced backyardâ€”perfect for entertaining, letting the kids play freely or to relax. Plus, the double detached garage adds valuable storage with all the built in shelves and secure parking for your everyday needs.

A beautifully maintained home in a family-friendly neighborhood that is ready for you to move in and make it your own! \*Virtual Tour Available\*

Built in 2009

### **Essential Information**

MLS® #	A2207431
Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,443
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	46 Copperpond Place Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0L6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	DC

### **Listing Details**

Listing Office	The Real Estate District
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