

663 Copperpond Circle SE
Calgary, Alberta

MLS # A2196677



\$675,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,845 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: All the Kitchen appliance in the basement, Gazebo

Nestled in a serene neighbourhood, this home sits on a quiet street just steps away from the pond with scenic walking trail. Situated across the road from houses that back onto the pond, you will enjoy easy access to walking paths. This home features an open concept plan with a large kitchen/dining area that overlooks the large SW facing backyard. The main floor also features a spacious living area stained as macchiato hardwood floors, and gas fireplace and the convenience of a main floor laundry. Once you step upstairs you're greeted with a large bonus room big enough for all your entertaining needs. The upper floor also boasts 3 generous sized bedrooms, an 3 piece washroom including a master with a 4pc ensuite. A standout feature of this property is its potential income-generating basement, making it perfect for a rental opportunity. Taking you down to the basement, you're welcomed with a generous living area, another kitchen, one bedroom and a 3pc bathroom (no side entry). This home also has recent upgrades that were completed in 2022 including the entire roof, siding, and HWT, Garage door, basement kitchen (2024), upstairs flooring (2024) carpet on Stairs (2024), countertops (2024) The back yard space includes a gas outlet for the BBQ, Grass, Deck and Gazebo making it the perfect space for outdoor gatherings. Don't miss this one, come check out this home today!!