

# \$729,700 - 22 Copperpond Street Se, Calgary

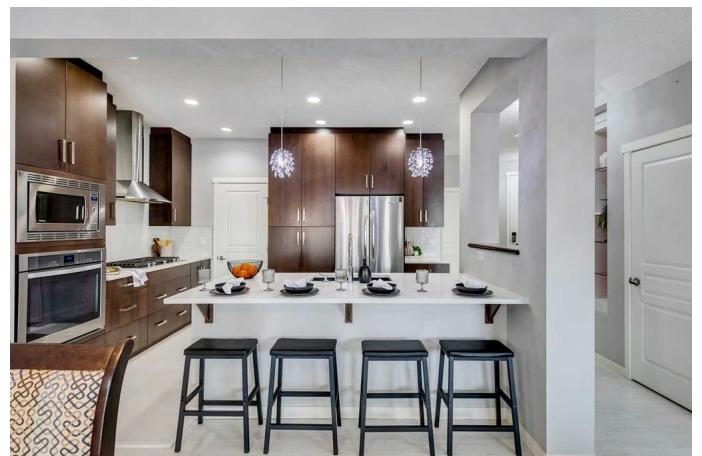
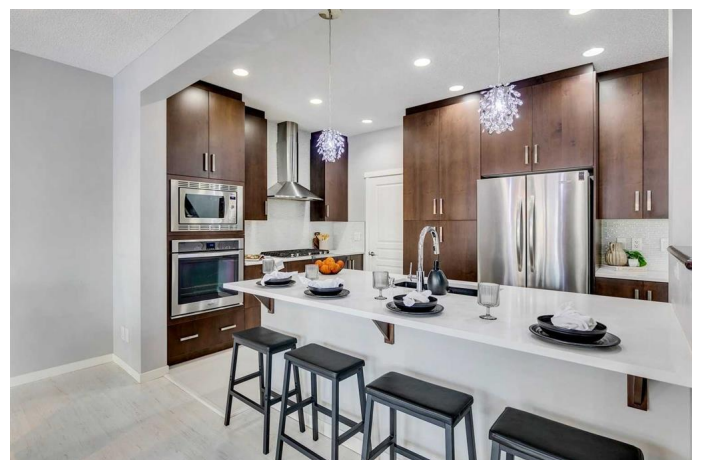
MLS® #A2202301

**\$729,700**

5 Bedroom, 4.00 Bathroom, 1,973 sqft  
Residential on 0.09 Acres

Copperfield, Calgary, Alberta

Step into this stunning 2-storey home, where elegance and modern functionality blend seamlessly to create an exceptional living space. The grand 8' front door sets the tone for the inviting main level, featuring a spacious living room, a refined dining area with backyard views, and a chef's kitchen adorned with quartz countertops, a generous peninsula with a granite sink and breakfast bar, ceiling-high cabinetry, and premium stainless steel appliances, including a 36" gas stove and built-in oven. A thoughtfully designed mudroom with enclosed pantry cabinetry and a bench seat leads to the insulated and painted double front-attached garage, which boasts a cold water tap for added convenience. Upstairs, a bright and airy bonus room with vaulted ceilings can also be used as a 4th bedroom upstairs, accompanying 3 additional bedrooms, including an opulent primary suite with a rare 2 walk-in closets and a spa-like ensuite showcasing a large shower with a bench seat. The fully fenced backyard is a private oasis, featuring a partially covered composite deck with a privacy wall and an included hot tub - perfect for year-round relaxation. The basement offers a 1-bedroom illegal suite with a separate side entrance, a full kitchen, its own laundry (new as of January 2024), and a comfortable living area, currently rented with tenants who may wish to stay (currently pay \$1250/month plus 50% of utilities). Additional highlights include built-in Christmas lights,



durable metal and shingle roofing, rich hardwood flooring on the main level, soaring 9' ceilings, and a living room ceiling fan with remote-controlled color-changing lights. This exquisite home is a perfect blend of style, comfort, and practicality, ready to welcome its next owner!

Built in 2013

### Essential Information

MLS® #	A2202301
Price	\$729,700
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Copperpond Street Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1J2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, Concrete Driveway, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	19
Zoning	R-G

## Listing Details

Listing Office	RE/MAX First
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