

# \$825,000 - 66 Copperpond Heath Se, Calgary

MLS® #A2194837

**\$825,000**

5 Bedroom, 4.00 Bathroom, 2,404 sqft  
Residential on 0.09 Acres

Copperfield, Calgary, Alberta

**\*\* CUSTOM FORMER SHOW HOME - \*\***

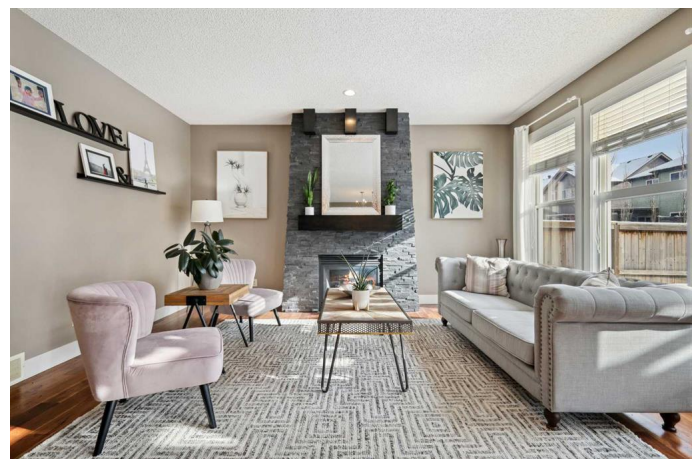
Family Approved - five bedrooms + two dens

**\*\* Extensive upgrades and superior quality, with 3500 square feet of air-conditioned luxurious living space. You will be impressed with the privacy of an oversized traditional homesite with a private south-facing backyard with a bespoke 13' x 12' covered deck. This seasonal, airy design provides relief from the sunniest to the snowiest days while providing an uninterrupted view of the surrounding gardens. Enjoy this convenient Copperfield Location - Steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, skate park, health care, transit, South Pointe Hospital, and the major south expressways. Living a community lifestyle makes Copperfield an outstanding, safe, and secure community. Rich curb appeal with architectural features - dramatic roof lines, 24' x 21' attached garage with wood-style detailed door & full-sized concrete driveway, covered entry, and brick-faced front complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chefâ€™s kitchen includes granite countertops, custom light wood shaker style cabinets/doors, extension trims, high-end KitchenAid stainless steel fridge/dishwasher/microwave/wall oven, gas cooktop range with 5 burners, recessed lighting, oversized central island, peninsula island with a flush eating bar & black granite under mount sink, extra cabinet storage & a**



66 COPPERPOND HEATH SE

MAIN LEVEL (AG) - 1094.59 Sq Ft / 101.68 m<sup>2</sup>  
UPPER LEVEL (AG) - 1509.73 Sq Ft / 121.87 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2404.29 Sq Ft / 223.35 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 973.80 Sq Ft / 90.47 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 120.76 Sq Ft / 11.22 m<sup>2</sup>  
TOTAL AG+BG AREA - 3488.05 Sq Ft / 323.04 m<sup>2</sup>



large breakfast nook. The main floor layout includes a den with French doors, a family room with a stone-faced gas electric fireplace, a family-sized open foyer with a side window, & two story-high views, and rich wide plank real hardwood floors featured from the front entrance and throughout the main floor. The large mud room offers more storage, a laundry, and easy access to the garage. An open staircase with railing and plush carpet leads to the upper four bedrooms, bonus room, and two bathrooms. The primary bedroom suite includes a separate walk-in closet, his and hers vanity sinks, an oversized shower w/ glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. **BONUS:** The basement is fully finished and features a large family room, bedroom, computer area, flex room, full bathroom, and utility room. Plus, non-smoking, 9' main floor ceilings, Fridge + DW are 2 yrs old, Washer is new, generously sized bedrooms with large windows, in-floor piping roughed in, A/C, plumbing/lighting, and electrical fixtures upgraded! Flexible possession date available. You must put this home onto your 'Must See List! Call your friendly REALTOR(R) to book a viewing!

Built in 2011

### **Essential Information**

MLS® #	A2194837
Price	\$825,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,404
Acres	0.09
Year Built	2011

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	66 Copperpond Heath Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2T1

### Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Picnic Area, Playground, Party Room, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side
# of Garages	2

### Interior

Interior Features	High Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Wired for Sound, Walk-In Closet(s)
Appliances	Central Air Conditioner, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Range Hood, Window Coverings
Heating	Forced Air, Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	Covered Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Level, Close to Clubhouse, Fruit Trees/Shrub(s), Front Yard,

	Landscaped, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	85
Zoning	R-G
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.