

# \$609,000 - 4 Copperpond Parade Se, Calgary

MLS® #A2249169

**\$609,000**

4 Bedroom, 4.00 Bathroom, 1,297 sqft

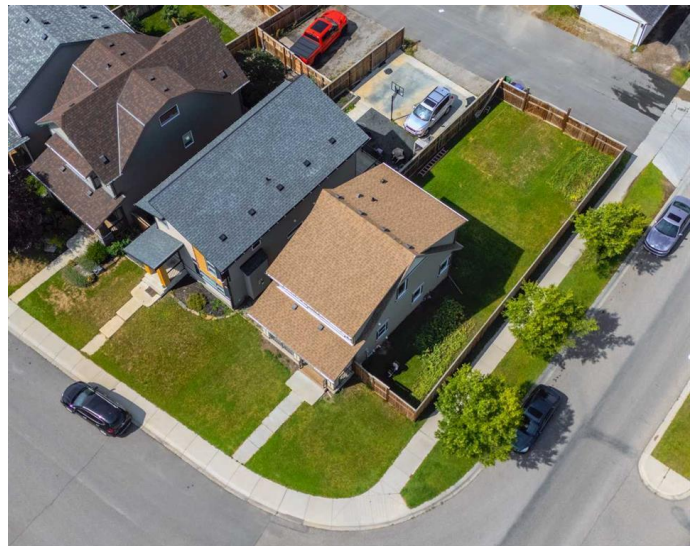
Residential on 0.10 Acres

Copperfield, Calgary, Alberta

| MASSIVE CORNER LOT | ILLEGAL  
BASEMENT SUITE | OPEN FLOOR PLAN |  
CONVENIENT LOCATION |

Welcome to this beautiful, family-friendly home in the heart of Copperfield! Thoughtfully designed and sitting on a massive OVERSIZED corner lot, this property offers an abundance of space – perfect for a kids' play area, oversized garage, gardening, or simply enjoying the outdoors. With added WINDOWS throughout to take advantage of the side exposure, the home is bright and filled with natural light. The fully fenced backyard backs onto a BACK ALLEY and provides plenty of room to relax, entertain, or park extra vehicles. Located in a quiet, family-oriented neighborhood, this home is surrounded by playgrounds, walking paths, and is just minutes from the Ring Road, transit, shopping, and two nearby Tim Hortons.

As you arrive, you're greeted by a spacious front porch – ideal for enjoying your morning coffee or evening breeze. Step inside to a bright and open foyer, complete with a convenient 2-piece bathroom just off the entrance. The interior colour palette is both modern and inviting, featuring light grey walls, rich dark cabinetry, and Black Pearl granite countertops with an undermount sink, all set aglow by large windows that flood the home with sunlight.



The main floor is perfect for hosting friends and family, with an open design, casual layout. The large kitchen opens onto the dining area and cozy living room – all flowing effortlessly toward the backyard, creating the perfect space for everyday living and entertaining. Upstairs, you’ll find TWO well-sized bedrooms with a shared 4-PIECE bathroom, and a SPACIOUS primary suite that comfortably fits a KING-sized bed, features dual closets, and includes its OWN 4-piece ensuite for added privacy.

Downstairs, you'll find a fully developed ILLEGAL BASEMENT SUITE, complete with a bedroom, bathroom, kitchen, and living space – a fantastic mortgage helper, currently RENTED for \$1,100/month (all in). Whether you're looking for space, rental income, or a peaceful community setting – this home checks all the boxes!

Built in 2014

**Essential Information**

MLS® #	A2249169
Price	\$609,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,297
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4 Copperpond Parade Se
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Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1J3

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 16th, 2025
Days on Market	1
Zoning	DC

### Listing Details

Listing Office	Royal LePage METRO
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