

# \$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

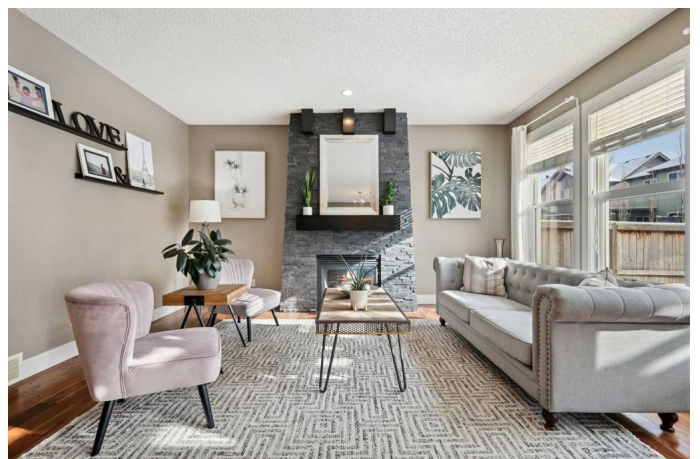
**\*\* CUSTOM FORMER SHOW HOME - \*\***

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! Chef'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

REAR DEVELOPED (R.D.) - 1000 SQ FT / 92.90 M<sup>2</sup>  
MAIN LEVEL (AG) - 1084.56 SQ FT / 101.68 M<sup>2</sup>  
UPPER LEVEL (AG) - 1309.73 SQ FT / 123.07 M<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2404.29 SQ FT / 223.35 M<sup>2</sup>  
BASEMENT DEVELOPED AREA (BD) - 973.80 SQ FT / 90.47 M<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BU) - 120.76 SQ FT / 11.22 M<sup>2</sup>  
TOTAL AG/BD AREA - 3488.85 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, Community Gardens, Party Room, Picnic Area, Playground, Clubhouse, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Garage Door Opener, Insulated, Oversized, Concrete Driveway, Double Garage Attached, Front Drive, Side By Side
# of Garages	2

### **Interior**

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

### **Exterior**

Exterior Features	Lighting, Private Yard, Covered Courtyard, Rain Gutters
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Lot Description	Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Close to Clubhouse, Front Yard, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	76
Zoning	R-G
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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