

# \$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

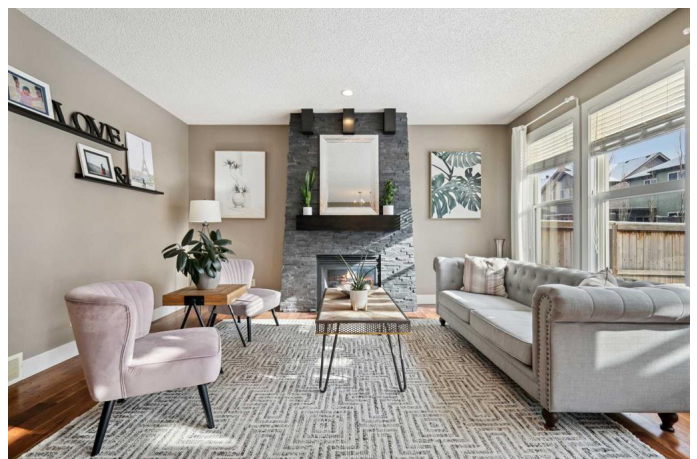
**\*\* CUSTOM FORMER SHOW HOME - \*\***

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**  
AREA: 0.09 ACRES (3,920 SQ FT) / 1,670 SQ M  
MAIN LEVEL (AG) - 1,094.59 SQ FT / 101.68 M<sup>2</sup>  
UPPER LEVEL (AG) - 1,309.73 SQ FT / 121.87 M<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2,404.29 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 (BU) - 120.76 SQ FT / 11.22 M<sup>2</sup>  
TOTAL AG+BG AREA - 3,498.85 SQ FT / 325.04 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 | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Vinyl Windows, Smart Home |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings                                                                                                           |
| Heating           | Forced Air, Natural Gas, Central                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                   |
| Fireplaces        | Family Room, Gas, Mantle, Stone                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Covered Courtyard, Rain Gutters                |
| Lot Description   | Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Close |

|              |                                           |
|--------------|-------------------------------------------|
|              | to Clubhouse, Fruit Trees/Shrub(s), Views |
| Roof         | Asphalt Shingle                           |
| Construction | Vinyl Siding, Wood Frame, Brick           |
| Foundation   | Poured Concrete                           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 67                  |
| Zoning         | R-G                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

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

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