

**206 Copperpond Bay SE**  
**Calgary, Alberta**

**MLS # A2208347**



**\$650,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,844 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

**Inclusions:** N/A

Nestled in the vibrant and family-friendly community of Copperfield, this charming two-storey home offers comfort, style, and space both inside and out. Step inside to a warm and inviting main floor featuring hardwood floors, a spacious living room with fireplace, and a bright dining area perfect for family gatherings. The kitchen has stainless steel appliances, granite countertops, a convenient breakfast bar, and ample cabinet space. A handy half bath completes the main level. Upstairs, enjoy a thoughtfully designed layout with all-new carpet throughout. The spacious primary suite includes a private ensuite, while two additional generously sized bedrooms and a versatile bonus room offer space for everyone. Whether it's a home office, playroom, or rec room - the choice is yours! The unfinished basement provides a blank canvas for your future development needs. Outside, the oversized backyard is a true retreat with a large deck, ideal for summer BBQs, entertaining, or simply relaxing. To top it off, the home includes central air conditioning to keep you cool and comfortable year round. Don't miss your chance to own this well-maintained home just steps away from Copperfield Pond, Schools and shopping. Book your showing today!