

691 Copperpond Circle SE
Calgary, Alberta

MLS # A2244383



\$684,900

Division:		Copperfield	
Type:		Residential/House	
Style:		2 Storey	
Size:		1,963 sq.ft.	Age: 2010 (15 yrs old)
Beds:		3	Baths: 3 full / 1 half
Garage:		Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper	
Lot Size:		0.09 Acre	
Lot Feat:		Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, See Remark	
Heating:		Forced Air, Natural Gas	Water: -
Floors:		Carpet, Ceramic Tile, Hardwood	Sewer: -
Roof:		Asphalt Shingle	Condo Fee: -
Basement:		Finished, Full	LLD: -
Exterior:		Wood Frame	Zoning: R-G
Foundation:		Poured Concrete	Utilities: -
Features: Bidet, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)			
Inclusions:		N/A	

Welcome to this stunning home positioned across from Copperpond Park and walking pathways, offering nature views from the second floor. This home comes with 3 bedrooms, 3.5 baths, and a fully developed basement with permits for a total of 2840 sq ft of living area. The kitchen contains beautiful granite countertops, stainless steel appliances, and a large island. This home offers central A/C, efficient furnace, a gas fireplace, and a Perfect16 IQAir® Medical-Grade Air Filtration system. Other premium upgrades include a central vacuum with attachments, a recently replaced tankless hot water system, water softener, and a large built-in bookshelf in the cozy living room. The large windows provide lots of natural lighting, and the home opens to a spacious backyard deck. Major updates done 4 years ago include new shingles, siding, soffit, and fascia. Walking distance to Tim Hortons, a gas station, and amenities. City assessed at \$729,500 (2025), which allows for great value in a prime location!