

# \$639,000 - 691 Copperpond Circle Se, Calgary

MLS® #A2244383

**\$639,000**

3 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 0.09 Acres

Copperfield, Calgary, Alberta

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!

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244383  |
| Price      | \$639,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,963       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 691 Copperpond Circle Se |
| Subdivision | Copperfield              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 0R5                  |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                          |
| Parking        | Double Garage Attached, Concrete Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bidet, Granite Counters, High Ceilings, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Microwave Hood Fan, Tankless Water Heater, Water Softener                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                         |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Fruit Trees/Shrub(s), Landscaped, Back Yard, Level, See Remarks, Street Lighting, Views |
| Roof            | Asphalt Shingle                                                                                    |
| Construction    | Wood Frame                                                                                         |
| Foundation      | Poured Concrete                                                                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 77               |
| Zoning         | R-G              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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