

\$625,000 - 40 Copperpond Park Se, Calgary

MLS® #A2249734

\$625,000

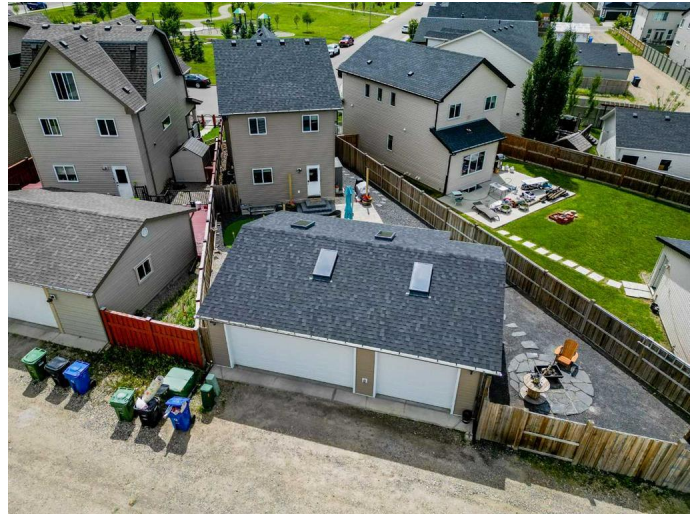
3 Bedroom, 3.00 Bathroom, 1,395 sqft
Residential on 0.12 Acres

Copperfield, Calgary, Alberta

Welcome to Copperfield, where this two storey home combines everyday comfort with features that make it truly one of a kind. From the moment you arrive, the location sets the tone. This property sits directly across the street from a sprawling park that covers an entire city block, offering open green views, space for kids to play, and endless options for walks, sports, and outdoor fun right at your doorstep. The welcoming front porch adds charm and makes the perfect spot to enjoy your morning coffee while watching the neighborhood come to life.

Inside, the home offers a bright and functional layout designed with modern living in mind. There are three spacious bedrooms and two and a half bathrooms, including a comfortable primary suite. Central air conditioning keeps the home cool through Calgary's warm summers. The kitchen is equipped with a brand new dishwasher, the hot water tank has just been replaced, and the unfinished basement is ready for your ideas. Whether you want a media room, a home gym, or a play space for the kids, this lower level gives you plenty of flexibility to grow.

The backyard is where this home truly shines. Sitting on a large pie shaped lot, it was built for entertaining, relaxing, and enjoying time outdoors. Gather with friends around the fire pit, string up the Edison lights over the patio for cozy evenings, or work on your putting



game with your own backyard green. A dedicated dog run makes life easier for pet owners, and the storage shed stays with the property.

The highlight of this home, however, is the garage. This triple car garage is far more than a place to park. It has been upgraded into a space that enthusiasts, hobbyists, or anyone who loves projects will appreciate. Skylights bring in natural light, while Cat 5e wiring, LED lighting, and 220 volt electrical mean you are fully equipped for work or play. The floor to ceiling fire resistant spray foam adds safety and efficiency, and the seventy five thousand BTU gas heater ensures the space is warm year round. Whether you dream of a workshop, a place to work on cars, extra storage, or even a game day lounge, this garage is ready to handle it all.

With a fantastic location, thoughtful upgrades, and unique features you will not find in other homes, this Copperfield property is both practical and exciting. It offers the lifestyle, the space, and the extras that truly make a house feel like home.

Built in 2013

Essential Information

MLS® #	A2249734
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.12
Year Built	2013
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Copperpond Park Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0L2

Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Heated Garage, Insulated, Off Street, On Street, Oversized, Parking Pad, RV Access/Parking, Triple Garage Detached, Unpaved, Garage Faces Rear, Workshop in Garage
# of Garages	3

Interior

Interior Features	No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.