

**HELLO,**  
*Gorgeous!*

## **88 COPPERPOND PARK SE**

CALGARY, ALBERTA

### **A HOME THAT CONNECTS LOCATION & LIFESTYLE**

Set on a desirable corner lot directly across from a park and playground, with walking paths and a pond just behind, this Copperfield home offers a rare blend of openness, privacy, and everyday convenience.

With over 1,660 sq ft above grade, 3 bedrooms, and 2.5 bathrooms, this is a property designed for both comfortable living and long-term value.

### **MAIN FLOOR HIGHLIGHTS**

- Bright front living room overlooking the park
- Spacious central dining area for everyday living and entertaining
- Functional kitchen with ample cabinetry and pantry
- Secondary family room for added flexibility
- Dedicated main-floor office
- Convenient 2-piece bathroom

Designed for real life... with space to gather, work, and unwind.

### **UPPER LEVEL**

- Spacious primary bedroom with walk-in closet and 5-piece ensuite
- Two additional well-sized bedrooms
- Full 4-piece bathroom
- Upper-level laundry for everyday convenience

A layout that supports both privacy and practicality.

### **BASEMENT POTENTIAL**

- Unfinished basement (~700+ sq ft)
- Open layout ready for future development

Create additional living space, a recreation area, or customize to suit your needs.

### **OUTDOOR LIVING**

- Corner lot offering added space and privacy
- Fully fenced yard — including the front yard
- Park and playground directly across the street
- Walking paths and pond just behind

This is outdoor living that feels open, connected, and usable.

## UPGRADES & FEATURES

- Roof replaced (2020)
- New hot water tank (2025)
- Furnace (2013)
- Central air conditioning
- Well-maintained mechanical systems

Move-in ready with key updates already completed.

## AT A GLANCE

- 3 Bedrooms
- 2.5 Bathrooms
- ~1,664 Sq Ft Above Grade
- Corner Lot (~3,940 sq ft)
- Fully Fenced Yard (Front + Back)
- Park-Facing Location
- Pond & Walking Paths Behind
- Unfinished Basement
- Ideal for First-Time Buyers or Investors

## WHY YOU'LL LOVE IT

This home stands out for one simple reason... positioning.  
Park in front. Pathways behind. Corner lot privacy.

It's a combination that's hard to find — and even harder to replace.

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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