



**205 Copperpond Row SE  
Calgary, Alberta**

**MLS # A2315075**



**\$395,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

WOW, check out this well priced unit that has been well maintained by the current owner! Great location in the community and in the complex that gives you great access to major roadways, local amenities, shopping on 130th Ave, pubs, restaurants, Hospital, YMCA, VIP theatre and the off leash dog park close by! As you enter this home you have a great sized entrance, access to the attached garage and the unfinished portion of the basement that has tons of storage and the mechanical room! As you head upstairs to the main living areas you will love the open floor plan with the kitchen on one side that features white cabinets, stainless steel appliances, quartz countertops, island, upgraded lights, access to the upper balcony and adjacent to the kitchen is the perfect space for your desk when you stay at home to work! The living room has ample room for your furniture and the dining area can accommodate a good sized table as well! The main floor also has a half bathroom for convenience! As we head upstairs you will appreciate the size of both bedrooms and they each have walk in closets AND full ensuite bathrooms AND there is an upper level laundry room! The owner added A/C for summer comfort and there isn't anything left to do besides moving in! Come and have a look :)