



GRASSROOTS

REALTY GROUP

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425 Copperpond Landing SE
Calgary, Alberta

MLS # A2315813



\$449,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,616 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 297
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

END UNIT | BACKS GREEN SPACE | ATTACHED GARAGE | LOW CONDO FEES | PATIO + BALCONY | Welcome to this beautifully maintained end-unit townhouse in Copperfield offering over 1,600 SQ.FT. of above grade living space, a functional 3-storey layout, and one of the best locations in the complex backing onto green space with no neighbours behind. From the attached garage and driveway parking to the private patio and upper balcony, this home offers the perfect mix of low-maintenance living and everyday functionality for first-time buyers, young professionals, or growing families. The lower level features a unfinished flex space with walk-out access to the patio, ideal for future home office, gym area, or gaming setup. The open-concept main floor is designed for both entertaining and everyday living with plank laminate flooring, a spacious living and dining area, and large windows bringing in plenty of natural light. The kitchen is finished with quartz countertops, stainless steel appliances, dark woodgrain cabinetry, a pantry, and easy access to the east-facing balcony overlooking green space and the pond. The upper level offers 3 bedrooms including a spacious primary retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and a practical upper-level layout make this home ideal for roommates, guests, or young families. Additional features include a gas fireplace, insulated and drywalled attached garage and high-efficiency furnace. Low condo fees help keep monthly costs manageable while still offering professional management, snow removal, insurance, reserve fund contributions, and common area maintenance. Located in the desirable community of Copperfield, this home is close to parks, pathways, schools, shopping, restaurants, public transportation, South Health Campus, and quick access to major

roadways. Whether you are looking for your first home or a low-maintenance property with extra space and strong long-term value, this one checks all the boxes.