



**126 Copperpond Landing SE  
Calgary, Alberta**

**MLS # A2324194**



**\$450,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 319
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Wall mounted shelves, Garage Shelving, Doorbell Cameras

Welcome to this beautifully maintained end-unit townhouse in the heart of family-friendly Copperfield, where comfort, convenience, and low-maintenance living come together. Perfectly positioned beside a beautifully landscaped green space, this bright and inviting home offers over three levels of thoughtfully designed living space with the added benefits of central air conditioning, an attached garage, and a finished basement. The open-concept main floor is designed for everyday living and entertaining, featuring durable flooring, large windows that fill the home with natural light, and a warm, welcoming living room centred around a cozy gas fireplace. The kitchen is both stylish and functional with granite countertops, stainless steel appliances, a large island with seating, a corner pantry, and abundant cabinetry. The adjoining dining area provides the perfect space for family meals while the convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat featuring a walk-in closet complete with built-in organizers and a private 4-piece ensuite. A second full bathroom serves the additional bedrooms, making this an ideal layout for families, guests, or roommates. The finished basement expands your living space with a large recreation room that's perfect for movie nights, a home office, gym, or playroom. The lower level also offers laundry and storage space. Step outside to enjoy your covered front porch overlooking the beautifully maintained courtyard and green space, creating the perfect place to relax with your morning coffee or unwind at the end of the day. The attached garage, central air conditioning, and ample storage add even more everyday convenience. Located in one of Calgary's most desirable southeast communities, you'll love being just steps from parks, playgrounds, walking

pathways, schools, shopping, restaurants, transit, and all the amenities Copperfield has to offer. This move-in ready home offers the perfect blend of space, style, and location.