



GRASSROOTS
REALTY GROUP

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409 Copperpond Landing SE
Calgary, Alberta

MLS # A2330177



\$399,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,625 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Landscaped, Low Maintenance Landscap		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Tucked away in the highly desirable community of Copperfield, this beautifully appointed walkout townhome perfectly balances modern style with everyday functionality. Offering 3 bedrooms, 2.5 bathrooms, and one of the best layouts in the complex, this property is designed to impress from the inside out. Parking is an absolute breeze with your own private front driveway leading to an attached single-car garage. The main level welcomes you with an open-concept flow that feels incredibly bright and spacious. In the kitchen, sleek quartz countertops and stainless-steel appliances stand ready for daily cooking or entertaining, overlooking the open concept living and dining areas. Uniquely designed with two separate upper decks directly off the main floor, you can follow the sunshine throughout the day or enjoy effortless indoor-outdoor living. Retreat upstairs to the quiet bedroom level. The generous primary suite offers a true escape, featuring a massive walk-in closet and a private 4-piece ensuite. Two additional bright bedrooms share a second full bathroom, providing plenty of space for a growing family, guests, or a comfortable work-from-home office. The standout feature of this home is the fully finished walkout lower level. This versatile space serves as the perfect family room, play area, or home media center, stepping right out to a fantastic private patio. Turnkey, low-maintenance, and located just minutes from nearby schools, parks, pathways, and the endless amenities of 130th Avenue, this gorgeous home is ready for you to move right in. Check out the 3D tour for a better look and book your private viewing today. A move you'll be glad you made!