



GRASSROOTS
REALTY GROUP

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**656 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2331848



\$359,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d50
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: NA

Welcome to this beautifully maintained, move-in-ready townhome in the heart of Copperfield, where contemporary design meets everyday convenience. Featuring soaring 9-foot ceilings, an airy open-concept layout, and low condominium fees, this stylish home offers the perfect balance of comfort, functionality, and low-maintenance living—ideal for first-time buyers, young families, professionals, or those looking to downsize without compromise. The bright and inviting main level is designed for effortless living and entertaining, showcasing a spacious living room that flows seamlessly into the dining area and a modern kitchen complete with stainless steel appliances, ample cabinetry, generous counter space, and a large central island with seating. A convenient 2-piece powder room completes the main floor. Upstairs, the spacious primary retreat features a private 4-piece ensuite, while the second bedroom is perfectly situated beside the full main bathroom. An upper-level laundry area adds everyday convenience to this thoughtfully designed floor plan. The lower level offers a welcoming mudroom off the attached single garage, along with a versatile flex space that provides excellent storage or future development potential. Additional parking is available on the rear parking pad and along the street for guests. Perfectly located on a quiet residential street, you'll enjoy being just steps from a brand-new athletic park, scenic walking and biking pathways, and beautiful green spaces. South Health Campus, Seton, 130th Avenue shopping, restaurants, schools, and countless everyday amenities are all just minutes away, with excellent transit and easy access to major routes. Low condominium fees include exterior maintenance, snow removal, and landscaping, making homeownership truly carefree. Stylish, functional, and exceptionally well located, this is a home

you'll be proud to call your own.