



GRASSROOTS
REALTY GROUP

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202 Copperpond Row SE
Calgary, Alberta

MLS # A2335202



\$425,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,405 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Everything included here: BBQ, Patio Furniture. All Interior Furniture, Cleaning supplies, TV's, etc. All items come with the property!

Welcome to this spectacular townhouse in Copperfield, steps away from an incredible system of walking paths and scenery. This property looks and feels different thanks to its position backing onto beautiful greenspace, all of which can be admired from the spacious deck. When you pull up to this end-unit, you'll note there is parking for two: one in the garage and one on the parking pad. The visitor parking is also conveniently near the townhouse. From the spacious entry, you can see an extra room/den/guest room at the back of the level, which offers amazing flexibility. Up the first set of stairs is the main level. Here, a sprawling living room greets you at the top of the steps, framed by sliding patio doors leading you onto the relaxing deck. A handy little office space just off the living room gives you an exclusive space for working on projects, gaming, homework, whatever you need it for. The grand kitchen features a plentitude of shaker cabinets and spoils you with granite counter space, and the walk-in pantry ensures you will have the storage for those trips to Costco. The kitchen island adds more storage space and a place to pull up a couple of bar stools to share coffee or tea. A 2-piece powder room rounds out this level as you head upstairs to the bedrooms. Here you'll find two large bedrooms, each with their own walk-in closets! The primary suite has a 3-piece full bathroom, and another 4-piece bathroom down the hall serves the other bedroom. A laundry room lies conveniently between the two bedrooms. See this truly special townhouse in person to understand what makes it different!