



GRASSROOTS
REALTY GROUP

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72 Copperpond Landing SE
Calgary, Alberta

MLS # A2335459



\$399,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landsc		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 3 bedrooms, 2.5 bathrooms, with an ATTACHED GARAGE for JUST \$399k! Moving inside, you're welcomed by an open main floor with 9-foot ceilings, hardwood flooring, and large windows that let in plenty of natural light. The living room features a gas fireplace and flows into the dining area, making it easy to spend time with family or entertain guests. The kitchen offers granite countertops, a breakfast bar, a corner pantry, and lots of cupboard and counter space. A 2-piece bathroom finishes off the main floor. Heading upstairs, you'll find the primary bedroom with its own walk-in closet and private 4-piece ensuite. Two more good-sized bedrooms and another full 4-piece bathroom provide plenty of space for kids, guests, or a home office. Downstairs, the basement is unfinished but very functional, ready for whatever you have in mind, whether that's extra living space, a home gym, or more storage. Out back the home backs directly onto a landscaped green space, giving you a nice open view. There's an upper deck for the BBQ, plus a lower concrete patio where you can relax while the kids play in the green space behind. The location is hard to beat, the 130th shopping area just a couple minutes away, while being tucked away in a quiet corner of the neighbourhood. Book your showing today!