



GRASSROOTS
REALTY GROUP

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166 Copperpond Villas SE
Calgary, Alberta

MLS # A2214489



\$468,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,703 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

****Welcome to this bright and modern 3 bed + den townhome in the sought-after community of Copperfield. With over 1700 sqft of thoughtfully designed living space, this home offers a blend of style, comfort, and functionality—perfect for families, professionals, or investors alike.****The entry-level features a partially finished flex space, ideal for a home office, den, or workout room. From here, step out to your private west-facing patio (11' x 12') perfect for outdoor relaxation. The single attached garage and full driveway provide parking for two vehicles, adding convenience for homeowners and guests.****Designed for modern living, the second level features soaring 9-foot ceilings and an open floor plan. The spacious kitchen boasts a large island, granite & laminate countertops, stainless steel appliances, a pantry, and double closets for ample storage. The adjacent dining and living areas flow seamlessly onto a west-facing balcony (9' x 11') providing the perfect spot to enjoy evening BBQs (gas line included). A large half bath on this level adds to the convenience.****The top floor offers THREE spacious bedrooms. The primary suite features a walk-in closet and a private 4-piece ensuite. The second bedroom includes a walk-in closet, while the third bedroom features an oversized closet for extra storage. A shared 4-piece main bathroom serves the additional bedrooms.****Additional Features & Updates - Newer roof (2 years), Laundry on entry level, Rough-in for central vacuum system.****This stunning townhome offers modern finishes, spacious interiors, and an unbeatable location in Copperfield. Don't miss out—schedule your showing today!