



GRASSROOTS
REALTY GROUP

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171 Copperpond Villas SE
Calgary, Alberta

MLS # A2223150



\$489,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,445 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	Partially Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: n/a

Exceptional END-UNIT Townhome with WALK OUT BASEMENT & that backs onto GREENSPACE! Discover this meticulously maintained 3-level townhome, one of the largest in a well-kept complex, featuring a rare 2-car double attached garage. Nestled in the heart of Copperfield, this home backs onto serene GREENSPACE, offering a perfect blend of modern comfort and natural beauty. The main floor has a family friendly open concept layout and 9 ft ceilings. A dining area complete with alcove for a sideboard or hutch is conveniently situated between the spacious living room and kitchen allowing a seamless flow from one room to the next. The well equipped kitchen boasts all stainless steel appliances, modern shaker style cabinets, a large island with seating and access to your nice sized balcony with natural gas hook up for your BBQ. Summer BBQ's or morning coffee facing the GREENSPACE will be a wonderful peaceful treat! Right next to the kitchen there is a DEN / FLEX ROOM that would make a great office or space for kids to do homework or play while you are cooking. There is also a terrific sized 2 pc bath on this level that includes both a window and storage shelves. Upstairs you'll find 3 good sized bedrooms including the primary complete with a full ensuite bath and a large walk in closet that includes a window. The other 2 bedrooms share the main bath. The basement / grade level of this home includes your entryway from the garage as well as a flex space that can be used as 4th bedroom, home office or maybe a home gym. This level features a walk out to your covered back patio where you back on and face a wonderful GREENSPACE! A stacker washer and dryer is nicely tucked into one of the closets down here optimizing storage space. And don't bother bringing along your lawnmower or

snow shovel because common area maintenance and snow removal are included in the condo fees freeing up more time for you to do what you love. You're going to love living in the charming neighbourhood of Copperfield which offers a unique blend of modern amenities intertwined with the natural landscape. You'll enjoy easy access to any amenity you could possibly need, great schools, parks and pathways and of course The South Health Campus. This home has so much to offer at such a great value! Don't miss your chance to call it yours.