



**GRASSROOTS**  
REALTY GROUP

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**337 Copperpond Landing SE**  
**Calgary, Alberta**

**MLS # A2228306**



**\$460,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus            |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,337 sq.ft.                     | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                        |               |                   |
| <b>Lot Feat:</b> | Lawn, No Neighbours Behind       |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Forced Air                             |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood         |
| <b>Roof:</b>       | Asphalt Shingle                        |
| <b>Basement:</b>   | Full, Unfinished                       |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame               |
| <b>Foundation:</b> | Poured Concrete                        |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan, Storage |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 297 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-2    |
| <b>Utilities:</b> | -      |

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, All Window Coverings, Washer, Dryer

Welcome to this beautifully maintained and thoughtfully designed townhouse located in the vibrant community of Copperfield in Calgary's southeast. With no other homes behind you this unit offers comfort, functionality, and style. This home is the perfect fit for first-time buyers, young families, or anyone looking to enjoy low-maintenance living in a well-established neighborhood. Step inside to a bright and inviting main level, where hardwood floors through the open-concept living, dining, and kitchen spaces. The modern kitchen is a standout feature, boasting rich cabinetry, quartz countertops, a stylish tile backsplash, and a full suite of stainless steel appliances—including a sleek range and built-in microwave. The large island with undermount sink and breakfast bar adds both prep space and everyday convenience, while the adjacent dining area is perfect for family meals or hosting guests. Just off the dining room, step out to a private back deck—ideal for enjoying summer evenings. The cozy living room is warmed by a tile-faced fireplace and filled with natural light from the large windows, creating a relaxed and welcoming space to unwind. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat with plush carpet, a walk-in closet, and direct access to a full 4-piece bathroom. Two additional bedrooms—each with ample closet space and natural light—offer versatility for kids, guests, or a home office. A second full bathroom adds ease to everyday life. The full basement is undeveloped and awaits your future vision—offering great potential for a rec room, gym, or additional storage. Additional highlights include neutral paint tones, modern lighting, and attached garage.. Located close to parks, schools, shopping, and

easy commuter routes, this home delivers great value in one of Calgary’s family-friendly neighborhoods.