



**GRASSROOTS**  
REALTY GROUP

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105 Copperpond Row SE  
Calgary, Alberta

MLS # A2235188



**\$425,000**

|           |                             |        |                   |
|-----------|-----------------------------|--------|-------------------|
| Division: | Copperfield                 |        |                   |
| Type:     | Residential/Five Plus       |        |                   |
| Style:    | 2 Storey                    |        |                   |
| Size:     | 1,382 sq.ft.                | Age:   | 2013 (12 yrs old) |
| Beds:     | 3                           | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached      |        |                   |
| Lot Size: | 0.00 Acre                   |        |                   |
| Lot Feat: | Landscaped, Street Lighting |        |                   |

|             |                                                                   |            |         |
|-------------|-------------------------------------------------------------------|------------|---------|
| Heating:    | Forced Air                                                        | Water:     | -       |
| Floors:     | Carpet, Laminate, Tile                                            | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                                   | Condo Fee: | \$ 386  |
| Basement:   | None                                                              | LLD:       | -       |
| Exterior:   | Vinyl Siding, Wood Frame                                          | Zoning:    | M-G d44 |
| Foundation: | Poured Concrete                                                   | Utilities: | -       |
| Features:   | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage |            |         |

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

Welcome to this beautiful 3-bedroom, 2.5-bathroom townhome with an attached garage. This bright home features an open-concept main floor with laminate flooring, quartz kitchen countertops, espresso maple cabinetry, a subway tile backsplash, and a large kitchen island accented by stylish pendant lighting. The living room offers plenty of room to relax, while the adjacent dining area includes a versatile flex space—perfect for a home office, reading nook, or hutch. The upper floor has been freshly repainted throughout, giving the bedrooms and hallway a clean, updated feel. The main floor and lower level have also received touch-ups, and the carpets have been washed, ensuring the home feels refreshed and move-in ready. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and its own private bathroom. The lower level provides generous storage and the potential to develop additional living space if desired. Enjoy the convenience of an attached garage—especially during winter months—plus a driveway for a second vehicle. This well-located townhome is close to parks and playgrounds, schools, shopping, and transit, with quick access to 130th Avenue, Deerfoot Trail, and Stoney Trail. A wonderful opportunity in Copperfield—book your viewing today!