



**GRASSROOTS**  
REALTY GROUP

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**206 Copperpond Row SE**  
**Calgary, Alberta**

**MLS # A2238581**



**\$425,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Storage		

**Inclusions:** N/A

Discover the perfect blend of comfort, style, and location in this beautifully maintained and move-in ready townhome, tucked away in one of the most desirable spots in the complex. Step out onto your spacious private deck, where you'll enjoy peaceful views of a lush green courtyard framed by mature trees, colourful perennials, and a charming gazebo &mdash; a true hidden gem. Inside, you're welcomed by a bright and open layout with soaring 9' ceilings and designer touches throughout. The chef-inspired kitchen is loaded with upgrades, including sleek quartz countertops, two-tone cabinetry, an eye-catching tile backsplash, and a full suite of stainless steel appliances. The oversized island and optional walk-in pantry add both function and flair &mdash; perfect for entertaining or everyday living. The upper-level features two generously sized primary suites, each offering its own private ensuite, walk-in closet, and ceiling fan for year-round comfort. You'll also love the convenience of upstairs laundry with built-in shelving, and beautifully finished bathrooms with modern tile and thoughtful details. Additional highlights include a finished garage, plenty of storage space in the basement, and valuable recent updates like a new furnace (2023) and hot water tank (2024). Whether you're looking for your first home, downsizing in style, or searching for a turnkey investment, this townhome checks every box. All that's missing is you &mdash; book your private showing today!