



GRASSROOTS
REALTY GROUP

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**267 Copperpond Common SE
Calgary, Alberta**

MLS # A2250404



\$419,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,346 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

Welcome home to this well-kept, move-in-ready 1346 sqft, 3-Bedroom, 3-bathroom townhome! Fantastic location facing south onto a huge greenspace park with playground and basketball court!! You will love the beautiful and bright open floor plan with abundant natural lights pouring in through all the big south-facing windows. The entry level offers a main floor bedroom with a four-piece bath conveniently located next to it. This room would also work well for a home office if needed. The next level opens up to the modern kitchen, bright and spacious living room, and dining area. The kitchen features granite countertops, large kitchen island, eating area, and stainless steel appliances including the new fridge and new microwave hood. Balcony is just off the kitchen ready with a gas hook up for your BBQ. Upstairs features a master bedroom with its own 4 piece ensuite, second bedroom, another four-piece bathroom and upper floor laundry. The single attached garage with a driveway offers 2 parking spaces in total. Inside the garage there is also a large side space for your storage needs. Excellent proximity to shopping, schools, parks and easy to get onto major routes including Stony and Deerfoot Trail.