



GRASSROOTS
REALTY GROUP

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231 Copperpond Common SE
Calgary, Alberta

MLS # A2252364



\$438,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,160 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 354
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: NON

Welcome Home to Your Copperfield Townhouse! Location!!! Location!!! Location!!!! Nestled in a prime location, this south-facing home offers open views of the park right across the street. Step inside to discover an inviting open-concept floor plan with immaculate hardwood flooring and soaring 9-foot knock-down ceilings. The kitchen is a showstopper with rich mocha soft-close cabinetry, granite counters, and easy access to the balcony for summer BBQs. Flow seamlessly from the kitchen to the dining area and spacious great room – perfect for family time or entertaining friends. Upstairs, you’ll find two generously sized bedrooms and a full 4-piece bathroom with ensuite access to the primary bedroom. Every bathroom in this home is upgraded with granite counters and under-mount sinks. The upstairs laundry adds convenience right where you need it most. On the main level, a versatile third bedroom or flex/den space sits just off the front entry – ideal for a home office or guest room. The attached garage includes a large side storage area (5’ x 6’), plus additional parking on the driveway pad out front. ?? Directions: “Located just off Copperfield Blvd SE, near Copperfield Park. Easy access via 52 Street SE or Stoney Trail.”] This property is vacant and easy to show – book your viewing today!