



GRASSROOTS
REALTY GROUP

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369 Copperpond Landing SE
Calgary, Alberta

MLS # A2255997



\$464,800

Division:	Copperfield		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,447 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Mounted Headboard in the bedroom, Floating shelves in the washrooms and hallways.

Low Condo Fees and a View! This beautifully maintained 4-bedroom, 2 and a half-bath townhouse is perfectly situated in the highly sought-after community of Copperfield. Ideal for first-time home buyers, young families, or investors, this home combines comfort, functionality, and one of the best locations in the complex — tucked away at the back with peaceful green space behind for added privacy. The main level features a single attached garage, convenient laundry area, and a versatile bedroom/office with a separate entrance — perfect for working from home or hosting guests. Upstairs, you'll find a bright and open-concept living space with large windows and two spacious patios to enjoy morning sunrises and evening relaxation. The modern kitchen flows seamlessly into the dining and living areas, making it ideal for both everyday living and entertaining. The upper floor offers a private primary suite with walk-in closet and 4-piece ensuite, along with two additional bedrooms, a full bathroom, and ample storage. Copperfield is known for its family-friendly amenities, including skating rinks, tennis courts, ponds, parks, and an extensive network of pathways. The vibrant community centre hosts year-round activities, while nearby shopping, schools, and transit make daily living easy and convenient. Don't miss this rare opportunity to own in one of Calgary's most desirable SE communities. Book your private showing today and experience the lifestyle Copperfield has to offer!