



GRASSROOTS
REALTY GROUP

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174 Copperpond Villas SE
Calgary, Alberta

MLS # A2261881



\$420,000

Division:	Copperfield		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,706 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-G d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: TV Wall mounts

Open house Saturday October 4th from 12:30-2:30pm This stunning home with over 1700 square feet of living space and a walkout basement, perfectly blends modern design with everyday convenience. Featuring a front attached garage and front driveway—a rare find—this home offers both style and practicality. As you step inside, you’re greeted by a spacious foyer with direct access to the garage and a versatile walkout basement space that opens onto a private patio. The main floor is bright and open, designed with an impressive open-concept layout. The kitchen showcases a massive 9-foot island, flowing seamlessly into the dining area, office/flex space, and inviting living room. Step out onto the balcony, complete with a gas line for your BBQ, making outdoor dining a breeze. A generously sized half bathroom completes this level. On the top floor, the primary suite features large windows and an abundance of natural light, along with a large walk in closet and a private ensuite bathroom. Down the hall, you’ll find two additional bedrooms, a full bathroom, and the convenience of upstairs laundry. This complex is well managed with low fees, tons of visitor parking and a beautiful outdoor courtyard complete with walking paths. Located just moments away from parks, schools, shopping and more - this home offers many unique features rarely found in similar properties.