



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**690 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2264136



\$399,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,298 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to this beautifully finished townhome perfectly situated just steps from the Wetlands Path and Copperfield Loop Trail! Offering nearly 1,900 sq. ft. of developed living space with three bedrooms and three full bathrooms, this move-in-ready home is ideal for a young family, an executive couple, or anyone seeking low-maintenance, turnkey living. This home immediately impresses with its 12-ft. foyer ceiling and open-concept main floor. Soaring 9-ft. ceilings and oversized windows flood the space with natural light, while stylish granite countertops, a large extended island, and stainless steel appliances create the perfect environment for both entertaining and everyday living. Upstairs, you'll find two spacious bedrooms, each with its own walk-in closet plus a spacious den. The primary suite features a private ensuite, while a second full bath and convenient upper laundry complete this floor. The fully finished lower level offers a bright, versatile space with large windows, a third bedroom, full bath, and a great sized rec room — ideal for a teen, roommate, or extended family member. Tucked away in a quiet location yet just minutes from 52nd Street, Deerfoot Trail, Stoney Trail, and the amenities of McKenzie Towne's High Street, this home offers the perfect blend of peace, convenience, and comfort. Come discover your next home in the heart of Copperfield today!