



GRASSROOTS
REALTY GROUP

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

**5207, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2269280



\$280,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry		

Inclusions: Window Blinds (Curtains not included)

CORNER UNIT | 2 BEDROOMS | 2 BATHROOMS | 2 TITLED PARKING STALLS. Welcome to Copperfield Park II offering exceptional value in a beautifully maintained end-unit suite that combines comfort, convenience, and style. This bright and airy unit features an open concept layout with abundant natural light streaming through large windows, creating a warm and inviting atmosphere throughout the living and dining areas. The kitchen is equipped with stainless steel appliances, granite countertops, a pantry, and a breakfast bar perfect for everyday living and entertaining. Enjoy your morning coffee or evening unwind on the balcony overlooking the quiet courtyard. The spacious primary bedroom includes a private ensuite with a stand-up shower, while the second bedroom and full bathroom are thoughtfully positioned for privacy and functionality. Additional highlights include in-suite laundry with a full-size stacked washer and dryer, an assigned storage locker, and two titled parking stalls — one underground heated and one surface. Pet-friendly (with board approval) and ideally located close to schools, parks, walking paths, and public transportation. Just minutes from major shopping, restaurants, and easy access to Stoney Trail & Deerfoot— this home offers the perfect blend of value, comfort and convenience!