



GRASSROOTS
REALTY GROUP

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65 Copperpond Landing SE Calgary, Alberta

MLS # A2271438



\$399,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, On Street, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 297
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: n/a

Welcome to 65 Copperpond Landing SE.. This is one of the most practical and sought-after units in the complex. With 3 bedrooms & 2.5 bathrooms, this is perfect for first-time buyers, someone looking to downsize, or an investment opportunity. Right out the back door is a green space with a playground, perfect for young families. This also provides plenty of additional street parking, with direct access to the unit. The open concept main floor has a nicely appointed kitchen with an eating bar, upgraded cabinetry, a corner pantry, and waterfall countertops. The living room is bright yet cozy with a gas fireplace and faces west to catch the beautiful Alberta sunsets! The main floor also has a 2-piece powder room and access to the single attached garage. Upstairs, you will find the primary retreat you have been searching for, with plenty of room for the king bedroom set, large walk-in closet, and 4-piece ensuite. Two additional generously sized bedrooms and another full washroom complete this level. The basement is unspoiled and is awaiting your personal touch. You will find the mech neatly tucked away in the corner and conveniently located not far from the stairs. All of this is in the mature community of Copperfield with plenty of schools, walking/ bike paths, shopping, and easy access to major roadways. Call your favorite realtor to book a private viewing today. It's a move you'll be glad you made.