



GRASSROOTS
REALTY GROUP

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148 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2272262



\$399,900

Division:	Copperfield		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Carport, Off Street, Parking Pad, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions:	N/A
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Act fast—priced to sell! This wonderful two-story home with covered parking offers exceptional value and an impressive, bright open floor plan. Featuring a highly desirable dual-primary layout, both bedrooms come complete with their own full ensuites and generous closets. With over 1800 sq ft of developed living space, including a fully finished basement, every inch of this home is thoughtfully designed for comfort and functionality. The main level is open, airy, and perfect for modern living. An oversized family room flows seamlessly into the kitchen and dining nook, creating an ideal space for entertaining. The kitchen features stylish dark wood cabinetry, quartz countertops, stainless steel appliances, a window over the sink, great lighting, and easy access to the 8' x 7' concrete patio. Additional highlights include a charming 19' x 5' covered front porch, street parking plus covered visitor parking, and an unbeatable location close to all amenities. The setting is truly prime—just steps from scenic ponds, walking paths, parks, an ice rink, skate park, soccer fields, and top-rated schools. You're also only minutes from shopping, transit, South Calgary Health Campus, and major commuter routes. Immediate possession is available. This home checks every box for space, style, and location. Don't miss your chance—add this one to your Must-See List and contact your friendly REALTOR® today to book a private showing!