



**GRASSROOTS**  
REALTY GROUP

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**1211, 279 Copperpond Common SE**  
**Calgary, Alberta**

**MLS # A2273702**



**\$279,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully maintained, 2nd floor condo in the desirable Copperfield Park building! This spacious 2 bedroom, 2 bathroom home is move-in ready and loaded with features that offer comfort, style, and convenience. When you enter the front door, you will notice the stunning hardwood floors and corner gas fireplace, adding a sleek and modern touch to the open-concept layout. The living space is perfect for relaxing or entertaining, and large windows flood the unit with natural light. Enjoy cooking in the stylish open kitchen complete with brand new white cabinetry doors and granite countertops. The adjoining living and dining areas flow seamlessly onto a large balcony &mdash; perfect for morning coffee or evening BBQs with the natural gas hookup ready to go. Each bedroom has it's own bathroom, creating an ideal floorplan for families or roommates. The primary bedroom features a walk-through closet and a private 4-piece ensuite bathroom, while the second bedroom is ideal for guests, a home office, or a roommate. Additional features include in-unit laundry and heated underground parking. Located just steps from a beautiful green space and playground, you&rsquo;ll love the community vibe and walkability. Shopping, dining, and everyday essentials are just minutes away, and you&rsquo;ll have easy access to both Stoney Trail and Deerfoot Trail for a quick commute in any direction. Whether you&rsquo;re a first-time buyer, downsizer, or an investor, this well-appointed unit offers outstanding value in a fantastic location. Check out the 3-D tour and book your showing today!