



GRASSROOTS
REALTY GROUP

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

2406, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2275602



\$325,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Views		

Heating:	Baseboard, Boiler, Make-up Air, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 491
Basement:	None	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Blinds

One of a kind location and unique TOP FLOOR CORNER UNIT: Gorgeous layout with East AND North corner windows + patio doors, a fully open balcony with sunsets and Mountain views Westward, as well as sunrises to the East. Welcoming interior offers enough comfortable area by the entry for a complete home office, study or library/sitting area, in addition to an oversized foyer and laundry combined. The open plan moves into a big central dining room, the beautiful wrapped kitchen with chopping-and-seating island and finally the spacious corner living room. For privacy, 2 great bedrooms are located on opposite sides of the lifestyle use rooms, and each has one of 2 full bathrooms - the primary even has a full walk-through dressing room closet. See iGuide 3D link and Detailed Plans for all the superbly balanced information - some photos include Virtual Furniture, appropriately fit for enhancing all the room spaces. Copperfield Park is a 2012 complex with only 5 low rise buildings and 14 townhomes, attractively landscaped outdoor spaces, closest to South Pointe Shopping Plaza, Deerfoot Trail, plus, getting onto Stoney/201 East/South at 114th Avenue SE. Enjoy Titled underground Parking, large Storage and secured mail/package delivery.