



**15 Copperpond Close SE  
Calgary, Alberta**

**MLS # A2277407**



**\$384,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** none

This bright, open and spacious townhome is located in the popular community of Copperfield where you'll have easy access to every amenity you could dream of. This thoughtfully designed layout has you entering the front foyer complete with coat closet with the main floor being a few steps up creating a nice separation. The main living space is flooded with natural light and boasts 9' ceilings and an open floor plan. In the centre kitchen you'll enjoy a neutral palette with sleek dark cabinetry, granite counters, a nice sized island with seating and stainless steel appliances. The kitchen flows seamlessly into the dining room which includes a cozy nook that you can use as an office space or maybe a trendy coffee or drinks bar. Upstairs you'll find 2 generous bedrooms each with a huge walk in closet. The 4 pc primary ensuite has a tub & shower combination while the main bath includes a walk in shower offering you the best of both worlds. You'll also appreciate the convenience of upstairs laundry. Don't overlook the luxury of the attached single car garage allowing you and your car to stay sheltered from the elements year round. There is also an additional parking spot on the driveway plus there are multiple visitor stalls located directly across from your front door. This terrific unit is in a well maintained complex in a prime location close to schools, parks, playgrounds Copperpond and transit. Plus you'll have easy access to Stoney Trail making for an easy commute to virtually any part of the city. Don't miss your chance to call this one home! This home is vacant and move in ready making a quick possession possible. (Home has been virtually staged in some photos.)