



**GRASSROOTS**  
REALTY GROUP

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1102, 755 Copperpond Boulevard SE  
Calgary, Alberta

MLS # A2282275



**\$275,000**

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	711 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	French Door, Granite Counters, Open Floorplan		

Inclusions: N/A

Set in Copperfield Park, this bright TWO bedroom, ONE bath home offers a rare sense of space and privacy thanks to its thoughtful layout and direct access to green space. The kitchen anchors the home with granite countertops, stainless steel appliances, ample pantry storage, and a generous island that works just as well for morning coffee as it does for casual dinners. From here, the living area flows naturally toward the back of the unit, creating a comfortable, open feeling space that easily accommodates both lounging and dining without feeling crowded. What truly sets this home apart is the private patio that opens directly onto green space. Step outside and enjoy the feeling of having your own yard but without the maintenance. With a gas BBQ hookup ready for summer evenings, this outdoor space becomes a natural extension of your living area, making the home feel larger, quieter, and more private than most condos. The primary bedroom is bright and calming, while the second bedroom features a built-in Murphy bed, offering flexibility as a guest room, home office, or both. A full bathroom, in-suite laundry, and excellent storage add everyday practicality. Located close to the building entrance and elevators, the titled underground parking stall and storage locker are easily accessed. With a park across the street, plenty of visitor and street parking, and quick connections to Stoney Trail and Deerfoot, this is a well-positioned home close to shopping, dining, and amenities in 130th Avenue, McKenzie Towne, and Mahogany.