



GRASSROOTS
REALTY GROUP

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48 copperpond Landing SE Calgary, Alberta

MLS # A2285922



\$458,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: n/a

Welcome to this exceptional townhouse in the heart of Copperfield — where space, style, and convenience come together beautifully. This fully developed home offers an impressive 4 bedrooms and 3.5 bathrooms, providing the flexibility today's buyers crave. Whether you need room for a growing family, a dedicated home office, guest space, or a fitness area, this layout delivers. Step inside to discover a bright, open-concept main floor designed for both everyday living and effortless entertaining. The spacious living area flows seamlessly into the dining space and kitchen, creating a warm and inviting atmosphere. Large windows invite in natural light, enhancing the modern finishes and thoughtful design throughout. Upstairs, you'll find generously sized bedrooms, including a comfortable primary retreat complete with a private ensuite. The additional bedrooms are perfect for kids, guests, or a home office setup. The fully developed lower level is a standout feature — offering a fourth bedroom and full bathroom, ideal for extended family, a teenager's retreat, or a private workspace. Enjoy the convenience of a single attached garage, providing secure parking and extra storage — a true advantage in Calgary's changing seasons. Located in the vibrant community of Copperfield, you're just minutes from parks, pathways, schools, shopping, and easy access to major routes. This is a neighbourhood known for its family-friendly atmosphere and strong sense of community. Spacious. Functional. Move-in ready. Call your favorite realtor to book a showing today!