



GRASSROOTS
REALTY GROUP

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337 COPPERPOND Landing SE
Calgary, Alberta

MLS # A2287168



\$455,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,337 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	See Remarks, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, See Remarks,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 297
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s)		

Inclusions: .

Experience the perfect blend of tranquility and modern design in this impeccably maintained townhouse, uniquely positioned with no neighbours behind for ultimate privacy. The open-concept main floor exudes sophistication, featuring gleaming hardwood floors and a gourmet kitchen equipped with premium quartz countertops, designer cabinetry, and a high-end stainless steel appliance package. Whether hosting in the spacious dining area or relaxing by the tile-faced fireplace, every corner of this home reflects thoughtful craftsmanship. Upstairs, the primary suite serves as a serene retreat, complemented by two versatile bedrooms and a full 4-piece bath. With an attached garage and an unspoiled basement ready for your bespoke touch, this residence offers an elevated lifestyle in the heart of one of Calgary's most desirable SE communities. Close to school, shopping, public transportation, playground and so on.