



**132 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2296175**



**\$369,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Attached Carport, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Step inside and feel the difference—this fully developed Copperfield townhome isn’t just a place to live, it’s where life opens up. With nearly 1,700 sq ft of thoughtfully designed space, this 3-bedroom home greets you with standout curb appeal and a welcoming covered front porch—the kind of spot you’ll actually use on summer evenings. The main floor is bright, open, and elevated with fresh paint and new vinyl plank flooring that adds a fresh, modern feel the moment you walk in. The kitchen is the heart of the home, featuring stainless steel appliances, rich espresso cabinetry, a stylish tile backsplash, and a generous breakfast bar that naturally becomes the gathering place for morning coffee or late-night conversations. Upstairs, you’ll find three well-sized bedrooms, including a primary retreat with a walk-in closet and private ensuite. The second bedroom connects next to another full bathroom—perfect for guests, kids, or a roommate setup that actually makes sense. Downstairs, the fully developed basement gives you that extra space everyone wants—a large rec room ready for movie nights, a home gym, kids’ chaos, or your own escape after a long day. Tucked into a family-friendly community, you’re just minutes from schools, shopping, and transit—everything you need, right where you want it. Homes with this much space, style, and value don’t sit around for long—and once you see it, you’ll understand why.