



**414, 121 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2298751**



**\$349,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 284
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Tv mount, all window coverings

Welcome to Copperfield Village! This move-in ready end unit townhome offers over 1,180 sq. ft. of thoughtfully designed living space. The open concept main level features 9 ft ceilings, a modern kitchen with peninsula island, granite countertops, tile backsplash, and stainless-steel appliances. The adjacent dining area opens onto a private deck with peaceful pond views, perfect for relaxing or entertaining. The spacious living room is filled with natural light, while a versatile flex space provides the ideal spot for a home office or additional dining area. A convenient powder room and ensuite laundry complete the main level. Upstairs, you'll find a generous primary bedroom with a walk-in closet and private ensuite, along with two additional bedrooms, one featuring its own upper deck, and a full main bathroom. This home also includes an outdoor parking stall right out front and a separate storage unit. Enjoy low maintenance living with affordable condo fees that cover snow removal and exterior maintenance. Ideally located with easy access to Deerfoot and Stoney Trail, schools, shopping, and amenities. Perfect for first-time buyers, young professionals, or investors, this home offers exceptional value in a great community.