



**125 Copperpond Common SE
Calgary, Alberta**

MLS # A2302083



\$374,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, See Remarks, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: Curtains & Curtain Rods, Floating shelves in living room, Coat hooks at front door, TV Mount (no TV) in primary bedroom, Bookshelf in upper hallway, stand up storage cabinet with mirror in primary bedroom, hose reel.

Welcome to this beautifully upgraded end-unit townhome offering the perfect blend of style, space, and location. With two assigned parking stalls plus ample visitor and street parking right out front, convenience is built right in. Enjoy serene park views and the added privacy that comes with this premium end-unit location. Designed with functionality in mind, this home features a dual primary bedroom layout, with two spacious bedrooms each boasting their own full 4-piece ensuite—ideal for roommates, guests, or families seeking flexible living. The tastefully updated kitchen is a standout, showcasing newer quartz countertops, a stunning waterfall island, modern backsplash, stainless steel appliances, and a bar fridge—perfect for entertaining. The adjacent dining area offers generous space for hosting. Thanks to its end-unit positioning, the home is filled with abundant natural light from additional side windows. The spacious living room features a large front-facing window overlooking the greenspace, creating a bright and inviting atmosphere. Outdoor living is a treat with a spacious front veranda overlooking the park and a private rear patio—ideal for relaxing in the sun. The undeveloped basement offers excellent potential for future customization, complete with multiple windows that bring in natural light—perfect for adding a rec room, home office, or additional bedroom. Located close to schools, shopping, amenities, and transit, this home delivers exceptional value in a highly convenient setting. A rare opportunity—don't miss it!