



**113 Copperpond Row SE
Calgary, Alberta**

MLS # A2302891



\$439,900

Division:	Copperfield		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,387 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Ins		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	None	LLD:	-
Exterior:	See Remarks, Shingle Siding, Vinyl Siding	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: 3 - CEILING FANS with 1 - REMOTE, SMART THERMOSTAT with 2 SENSORS, 3 - SMART LIGHT SWITCHES

LOCATION! LOCATION! LOCATION! Welcome to this fabulous End-Unit that backs West with Mountain views and has a paved rear alley providing access to your over-sized single attached garage. This lovely home is flooded with sunlight in the mornings and all throughout the day, capped off with beautiful sunsets! Privacy is paramount with this beautiful home as it looks west over the surrounding homes in the area. On the upper level there are 2 very generous primary bedrooms with each having it's own 4 piece ensuite with granite counters and a spacious walk-in closet. The conveniently located laundry area completes the top floor. The open-concept main level showcases 9' ceilings and a Chef inspired kitchen with complete with granite counters, stainless steel appliances, a walk-in pantry and an over-sized island! Rounding out the main floor is a generously sized dining area and lovely living room which is perfect for enjoying quiet nights at home or entertaining friends and family! There are two spacious entrances to this lovely home along with access from the over-sized single attached garage that also has ample room for a workbench or storage. This unit has a concrete driveway which allows you to have another parking space! The lower level has a den/office/work shop with loads of storage and has also been finished and sound proofed with SONOPAN sound proofing and ROCKWOOL insulation. This home prides itself as being immaculately cared for by it's owners and is in move-in condition. In addition to everything else, there are 3 - ceiling fans (one of them is controlled by a remote), a Smart Thermostat with 2 movable temperature sensors and 3 - Smart switches that are all capable of being App controlled. Copperfield offers schools, walking and biking paths, playgrounds galore, easy access to Stoney Trail and Deerfoot Trail, lots of green spaces and

numerous shopping options! Book your private viewing today, you won't be disappointed!