



GRASSROOTS
REALTY GROUP

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425 Coperpond Landing SE
Calgary, Alberta

MLS # A2142967



\$479,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,602 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	See Remarks, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

The Chakra Design is a beautiful end-unit townhouse with an attached garage & driveway. AURA OF COPPERFIELD is a quiet community located in SouthEast Calgary. Gorgeous neighborhood! Shows pride of ownership. This 3 bedroom 2.5 bath home features: 9' ceiling; Quartz countertop, plank laminate flooring, tiles; stainless steel appliances against dark woodgrain cabinets & a pantry. A gas fireplace with tile surround and a mantel; 2 Balconies (one in the kitchen facing East & the other in the living room facing North). The balcony facing East overlooks a green space and pond. The main level has a Walk-out and through the door, you have another patio! The top floor offers 3 bedrooms. Huge master bedroom with a walk-in closet and a full 4-piece ensuite. Two other bedrooms are a good size. The garage is drywalled and insulated plus an exterior water valve. Low condo fee. New paint! Newer Roof! High efficiency furnace was recently serviced & newer hot water tank, everything works and well maintained! An amazing location with a short drive to Canada's largest YMCA. Close to all shopping, schools, public transportation, playgrounds and the South Health Campus. Close to the Highway! This gem won't last and call today!