



**4309, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2174673



\$335,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	917 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Wall Mount, Dining Table & Chairs

In a well established and easily accessible part of the SE, the community of Copperfield presents the conveniences buyers need today. Sitting on the 3rd floor of a low rise 4 story building, we have this sunny corner unit apartment that's filled with light from the morning through evening. Unit 4309 is a free flowing floor plan which measures just under 1000 sq. ft. and thanks to the size it offers features other apartments simply can't accommodate. Starting with the front foyer, there's privacy between the entrance door and the rest of the flat. We have a coat closet with added organizers tucked here, and a feature wall elegantly displaying wallpaper. Straight through the rest of the home is open with both bedrooms on independent sides, leaving the kitchen and living room in the center. The dining space can be configured in a number of ways, measuring long at 8' x 14'; you have the potential to comfortably seat 6-10 guests. We have a chef's kitchen with stainless steel appliances, a middle island, and numerous cabinets. Warm and earthy tones are the main color palette throughout, which pair well with the various wallpaper features in main rooms. Both bedrooms are a great size and you'll feel space isn't compromised. In addition, the primary suite includes a 4-piece ensuite with a tub/shower combo. Granite countertops are featured in both bathrooms along with vanities, which are great for extra storage. Before you go, check out the oversized covered balcony sitting on the corner of the complex and overlooking the neighboring park. It's easily one of the biggest in the Copperfield Park II complex. This apartment is complete with 1 titled underground parking stall, and has an additional exterior storage locker. Your nearby various parks, ponds, playgrounds and pathways. You have amenities and main roads easily accessible,

130th Ave SE is also only minutes away. Preview the virtual iGuide and book your showing - This is an ideal first purchase!