



**453 Copperpond Landing SE
Calgary, Alberta**

MLS # A2184150



\$459,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to 453 Copperpond Landing, a delightful 1,334 sq ft townhome nestled in the heart of Copperfield—a community celebrated for its family-friendly ambiance and abundant amenities. The main floor welcomes you with a spacious entrance that leads to an open concept Living room with adjoining dining area and Large chefs kitchen with full tile backsplash, AMPLE CABINETS, breakfast island, QUARTZ COUNTERTOPS, and STAINLESS STEEL APPLIANCES. the main floor has tons of natural lighting and is perfect for entertaining as well as very functional for day to day family living. Upstairs features a large primary bedroom with WALK IN CLOSET and a 4 PCE ENSUITE BATHROOM. Completing the upper level are two more spacious bedrooms, a 4 PCE BATHROOM, and a linen closet for ideal storage. The FULLY FINISHED BASEMENT is complete with a 3 PCE ENSUITE BATHROOM, and an enormous Bedroom. Plenty of storage under the stairs and a Laundry room/Furnace room complete the basement level. Rounding out this remarkable townhome is an ATTACHED GARAGE, driveway, and a COVERED DECK in the back with your own PRIVATE YARD space perfect for the family pet. Convenient Visitor Parking directly across from townhome. Copperfield is renowned for its vibrant community spirit and offers a plethora of amenities designed with families in mind including; Parks and Playgrounds, Educational Facilities (Copperfield School (K-5) and St. Isabella Elementary Junior High School (K-9)), Recreational Amenities such as the community's extensive trail system, tranquil ponds, and the Copperfield-Mahogany Community Association, and Shopping and Dining that includes a variety of shopping centers and dining options are conveniently located nearby, catering to all your family's needs. Situated with easy access to major routes

like Stoney Trail and Deerfoot Trail, commuting and exploring Calgary's attractions is a breeze. The proximity to the South Health Campus adds an extra layer of convenience for healthcare needs. This charming townhome has it all - a harmonious blend of comfort, convenience, and community—a perfect place for your family to call home!