



**4406, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2185169**



**\$384,800**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Track Lighting, Walk-In Closet(s)		

**Inclusions:** None

Experience unparalleled luxury in this exquisitely upgraded TOP FLOOR CORNER UNIT &mdash; arguably the most refined unit in the entire complex, with over \$25,000 in premium upgrades. This sophisticated condominium boasts TWO TITLED PARKING SPACES &mdash; one heated underground and one conveniently located just steps from the main entrance. Indulge in year-round comfort of air conditioning and revel in the elegance of the custom-designed kitchen, showcasing a full granite package, oversized cabinetry, and a stunning granite island with seating&mdash; perfect for both casual dining and entertaining. The open-concept layout is enhanced by beautiful hardwood floors and soaring 9-foot ceilings create an ambiance of refined elegance and expansive comfort. The generously sized primary suite is a true retreat, featuring a walk-through closet that leads to a private 3-piece ensuite adorned with luxurious granite finishes. The second bedroom offers impressive space and privacy, complemented by its own opulent 4-piece bathroom, also showcasing upscale granite accents. Every detail has been thoughtfully curated to deliver an exceptional blend of sophistication and comfort. Nestled in a highly desirable, quiet corner location, this home is further elevated by a spacious balcony with gas line hook up for your BBQ. Every detail has been thoughtfully curated for modern luxury living. Don&rsquo;t miss this rare opportunity to own a truly exceptional condominium in Copperfield.