



**71 Copperpond Close SE
Calgary, Alberta**

MLS # A2186232



\$399,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Window Coverings

This immaculate, 2 Storey townhome is perfectly situated in the sought after neighborhood of Copperfield. Boasting a thoughtfully designed layout, the main level features soaring 9' ceilings, luxury vinyl plank flooring, and large windows that flood the space with natural light. The bright and open floor plan includes a spacious dining room, a welcoming front living room, and a centrally located kitchen complete with granite countertops, rich mocha-colored cabinets, stainless steel appliances, and two large pantries. A 2-piece powder room and a versatile den complete the main level, perfect for a home office or extra storage. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet, offering plenty of storage. The primary suite includes a private 3-piece ensuite for ultimate comfort. A 4-piece main bathroom and a convenient laundry room complete the upper floor. The lower level offers a fully developed space with oversized windows, providing flexibility. The attached single garage provides secure parking, complemented by an additional outdoor stall on the driveway and ample visitor parking within the complex. Pride of ownership shines throughout with recent updates. Nestled in a quiet, well-managed condo complex, this home offers a prime location near schools, parks, Copper Pond, transit, and quick access to Stoney Trail and South Trail Crossing. Don't miss this opportunity to live in a vibrant community while enjoying modern conveniences and a move-in-ready home. Quick possession is available—schedule your showing today!!