

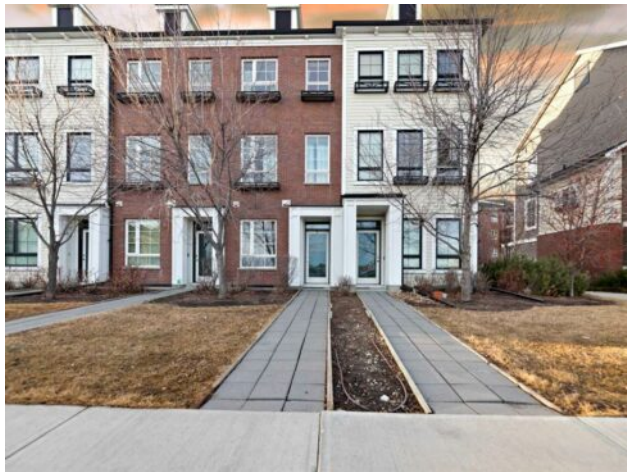


**GRASSROOTS**  
REALTY GROUP

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**231 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2196827**



**\$445,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 345
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome home to your awesome Copperfield townhouse! Nestled into a perfect location this south facing home has open southerly views of the park that's just across the street. This open concept home features immaculate hardwood flooring and extra high nine foot knock-down stipple ceilings. The kitchen has gorgeous mocha soft close cabinets and shimmering granite counters. The patio doors are conveniently adjacent to BBQ balcony for summertime outdoor cooking. On the other side the kitchen spills over to the dining area and great room with a perfectly planned layout for family fun or having friends over. On the upper level you find two full sized bedrooms along with a full four piece bathroom with ensuite access to the primary bedroom. All bathrooms throughout the home are fitted granite counters and under-mount sinks. The laundry area is also located upstairs where you need it handy to the bedrooms. Beside the front entry on the main level there is a third bedroom or flex room that would double as a den that would allow visitors direct access from the front door. There is also direct access to the attached garage that has a large side storage area that measures about 5 feet by six. There is also secondary outdoor parking on the pad just in front of the attached garage.