



**GRASSROOTS**  
REALTY GROUP

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**5307, 279 Copperpond Common SE**  
**Calgary, Alberta**

**MLS # A2199380**



**\$339,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Parking Pad, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 506
<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, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Wardrobe in Foyer, Wall Cabinets in Dining Room & Bedroom, 2 TVs with Brackets

Beautiful and spacious apartment in quiet location with a nice park view. 2 bedrooms, 2 bathrooms & 2 titled parking. Open floor plan with big windows for brightness. SE facing balcony, Air conditioning, Gourmet kitchen with plenty of cabinet and countertop space, newer stainless steel appliances, granite countertops in kitchen and two bathrooms. Upgraded tiles. Upgraded engineered hardwood flooring. Big master bedroom with elegant ensuite bathroom. Both bedrooms strategically located on opposite sides of the unit for added privacy. Two titled parking stalls—one underground and one on the surface. Perfect location close to parks, schools, shopping and transportation.