



**GRASSROOTS**  
REALTY GROUP

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**166 Copperpond Villas SE**  
**Calgary, Alberta**

**MLS # A2201187**



**\$469,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,703 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 327
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Welcome to this bright and modern 3 bed + den townhome in the sought-after community of Copperfield. With over 1700 sqft of thoughtfully designed living space, this home offers a blend of style, comfort, and functionality—perfect for families, professionals, or investors alike. \*\*The entry-level features a partially finished flex space, ideal for a home office, den, or workout room. From here, step out to your private west-facing patio (11' x 12') perfect for outdoor relaxation. The single attached garage and full driveway provide parking for two vehicles, adding convenience for homeowners and guests. \*\*Designed for modern living, the second level features soaring 9-foot ceilings and an open floor plan. The spacious kitchen boasts a large island, granite & laminate countertops, stainless steel appliances, a pantry, and double closets for ample storage. The adjacent dining and living areas flow seamlessly onto a west-facing balcony (9' x 11') providing the perfect spot to enjoy evening BBQs (gas line included). A large half bath on this level adds to the convenience. \*\*The top floor offers THREE spacious bedrooms. The primary suite features a walk-in closet and a private 4-piece ensuite. The second bedroom includes a walk-in closet, while the third bedroom features an oversized closet for extra storage. A shared 4-piece main bathroom serves the additional bedrooms. \*\*Additional Features & Updates - Newer roof (2 years), Laundry on entry level, Rough-in for central vacuum system. \*\*This stunning townhome offers modern finishes, spacious interiors, and an unbeatable location in Copperfield. Don't miss out—schedule your showing today! \*\***