



**GRASSROOTS**  
REALTY GROUP

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**164 Copperpond Villas SE**  
**Calgary, Alberta**

**MLS # A2209045**



**\$489,950**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	Partially Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d250
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Welcome home to this beautiful 3 bedroom town home in the desirable neighborhood of Copperfield, boasting over 1700sq ft of immaculately maintained living space, with walk out basement to patio. The main floor boasts plenty of light with large windows and open concept floor plan with an office-den, with living room, dining room with patio doors opening to a large private deck. The large open kitchen features shaker style cabinets, large walk in pantry with window, stainless steel appliances, central island with granite countertop and breakfast bar, with a 2 piece bathroom on the main floor. Upstairs features a large primary bedroom with walk-in closet and 3 piece en-suite bath, as well as 2 additional good sized bedrooms and main 4 piece bath. The lower walkout level is finished for possible extra bedroom, rec room or gym, with sliding doors opening onto a covered patio. This desirable home is nearby schools, playgrounds and complete shopping needs on 130th ave, also close by south Calgary Health Campus, transit and major thoroughfares, Book your showing today and make this your new home.