## 231 Copperpond Common SE
## Calgary, Alberta

**MLS # A2252364**

# $438,000

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|---|---|---|---|
| **Division:** | Copperfield | | |
| **Type:** | Residential/Five Plus | | |
| **Style:** | 3 (or more) Storey | | |
| **Size:** | 1,160 sq.ft. | **Age:** | 2011 (14 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 |
| **Garage:** | Single Garage Attached | | |
| **Lot Size:** | 0.03 Acre | | |
| **Lot Feat:** | Low Maintenance Landscape | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 354 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | M-2 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | No Animal Home, No Smoking Home, See Remarks | | |

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|---|---|
| **Inclusions:** | NON |

Welcome Home to Your Copperfield Townhouse! Location!!! Location!!! Location!!!! Nestled in a prime location, this south-facing home offers open views of the park right across the street. Step inside to discover an inviting open-concept floor plan with immaculate hardwood flooring and soaring 9-foot knock-down ceilings. The kitchen is a showstopper with rich mocha soft-close cabinetry, granite counters, and easy access to the balcony for summer BBQs. Flow seamlessly from the kitchen to the dining area and spacious great room &ndash; perfect for family time or entertaining friends. Upstairs, you&rsquo;ll find two generously sized bedrooms and a full 4-piece bathroom with ensuite access to the primary bedroom. Every bathroom in this home is upgraded with granite counters and under-mount sinks. The upstairs laundry adds convenience right where you need it most. On the main level, a versatile third bedroom or flex/den space sits just off the front entry &ndash; ideal for a home office or guest room. The attached garage includes a large side storage area (5&rsquo; x 6&rsquo;), plus additional parking on the driveway pad out front. ?? Directions: &ldquo;Located just off Copperfield Blvd SE, near Copperfield Park. Easy access via 52 Street SE or Stoney Trail.&rdquo;] This property is vacant and easy to show &ndash; book your viewing today!