

**227 Copperpond Common SE
Calgary, Alberta**

MLS # A2238030



\$449,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,356 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: pantry cabinet, overhead storage above the TV

Location, location, location! A little piece of heaven perfectly situated across from a park and close to all amenities along 130th Avenue, including restaurants, grocery stores, and more. Conveniently located near Fish Creek Park, scenic walking paths, South Health Campus Hospital, and public transportation. This beautiful townhouse sits on a charming tree-lined street with great curb appeal. Step into a spacious foyer where you'll find a versatile flex room to the left, ideal for a home office, bedroom, or gym. The entry level features updated vinyl plank flooring and a four-piece bath, offering flexibility to convert the flex room into an additional bedroom if desired. The next level opens up to a bright and airy open-concept kitchen, living room, and dining area. The kitchen features granite countertops, a functional island with an eating bar, and stainless steel appliances. A generously sized pantry has been added for extra storage. The dining area flows into the living room, where large windows offer a lovely view of the park, and an extra storage unit has been thoughtfully added above the TV space. Upstairs features two spacious bedrooms, including a master bedroom with a walk-through closet leading to a four-piece bathroom with a cheater door for added convenience. The laundry is also located on this level with a stacked washer and dryer. The home includes a single attached garage located at the rear with direct access from the entry level, where you'll also find the furnace and hot water tank housed in the garage's storage area. This home is move-in ready, and shows 10 out of 10!