

**148 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2272262**

# \$399,900



<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Carport, Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** N/A

Act fast&mdash;priced to sell! This wonderful two-story home with covered parking offers exceptional value and an impressive, bright open floor plan. Featuring a highly desirable dual-primary layout, both bedrooms come complete with their own full ensuites and generous closets. With over 1800 sq ft of developed living space, including a fully finished basement, every inch of this home is thoughtfully designed for comfort and functionality. The main level is open, airy, and perfect for modern living. An oversized family room flows seamlessly into the kitchen and dining nook, creating an ideal space for entertaining. The kitchen features stylish dark wood cabinetry, quartz countertops, stainless steel appliances, a window over the sink, great lighting, and easy access to the 8' x 7' concrete patio. Additional highlights include a charming 19' x 5' covered front porch, street parking plus covered visitor parking, and an unbeatable location close to all amenities. The setting is truly prime&mdash;just steps from scenic ponds, walking paths, parks, an ice rink, skate park, soccer fields, and top-rated schools. You're also only minutes from shopping, transit, South Calgary Health Campus, and major commuter routes. Immediate possession is available. This home checks every box for space, style, and location. Don't miss your chance&mdash;add this one to your Must-See List and contact your friendly REALTOR&reg; today to book a private showing!