

## 48 copperpond Landing SE Calgary, Alberta

MLS # A2285922



# \$458,000

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** n/a

Welcome to this exceptional townhouse in the heart of Copperfield — where space, style, and convenience come together beautifully. This fully developed home offers an impressive 4 bedrooms and 3.5 bathrooms, providing the flexibility today's buyers crave. Whether you need room for a growing family, a dedicated home office, guest space, or a fitness area, this layout delivers. Step inside to discover a bright, open-concept main floor designed for both everyday living and effortless entertaining. The spacious living area flows seamlessly into the dining space and kitchen, creating a warm and inviting atmosphere. Large windows invite in natural light, enhancing the modern finishes and thoughtful design throughout. Upstairs, you'll find generously sized bedrooms, including a comfortable primary retreat complete with a private ensuite. The additional bedrooms are perfect for kids, guests, or a home office setup. The fully developed lower level is a standout feature — offering a fourth bedroom and full bathroom, ideal for extended family, a teenager's retreat, or a private workspace. Enjoy the convenience of a single attached garage, providing secure parking and extra storage — a true advantage in Calgary's changing seasons. Located in the vibrant community of Copperfield, you're just minutes from parks, pathways, schools, shopping, and easy access to major routes. This is a neighbourhood known for its family-friendly atmosphere and strong sense of community. Spacious. Functional. Move-in ready. Call your favorite realtor to book a showing today!