

**118 Copperpond Landing SE
Calgary, Alberta**

MLS # A2178496



\$429,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome home to this freshly painted, 1222 sqft modern two-story townhome, perfectly situated in one of the best locations within the complex, backing onto a beautiful green space! Step inside to find laminate flooring, 9' ceilings, and a spacious open-concept floor plan. The kitchen features stainless steel appliances, ample cabinetry, a large eat-up bar, and a corner pantry. The inviting living room includes a cozy gas fireplace with serene views of the green space, while the dining area accommodates a large table and opens onto your sunny south-facing patio. Upstairs, two primary bedrooms each offer an ensuite and walk-in closet, providing privacy and convenience. The basement is ready for your personal touch, featuring an open layout and an egress window. Additional highlights include a single attached garage, with visitor parking just steps away—ideal for hosting guests. This well-managed complex offers a fantastic opportunity to make this beautifully updated townhome your own. Call your favorite Realtor today to schedule a private showing!