

118 Copperpond Landing SE  
Calgary, Alberta

MLS # A2178496



**\$429,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 278
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!