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257 Copperpond Landing SE
Calgary, Alberta

MLS # A2179854

$449,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,623 sq.ft.	**Age:**	2013 (11 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 282
Basement:	None	**LLD:**	-
Exterior:	Other, Stone, Vinyl Siding	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions:	Shelving in Garage and TV mount stays.

Welcome to this stylish and thoughtfully designed townhome, offering comfort, convenience, and modern finishes throughout. The main floor features sleek laminate flooring and a versatile flex room with laundry—ideal as a home office or hobby space. On the 2nd floor you’ll find the kitchen, complete with granite counters, a generous island, a gas stove, fridge with a water dispenser, and deck for barbecuing. Nearby, you'll find a handy pantry and a 2-piece powder room for added convenience. The spacious living room is perfect for relaxing, with its tiled gas fireplace and 2nd balcony. The 3rd floor boasts cozy carpet, three bedrooms, a linen closet, and two bathrooms: a 4-piece main bath and a private 3-piece ensuite with a large walk-in shower off the primary bedroom. Enjoy the practicality of a single attached garage with shelving, plus a driveway for extra parking. You may also like the fact that there are no neighbours behind! Need more space for guests? Visitor parking is just steps away! This home combines style and function in a desirable location—don’t miss out!