

**21 Copperpond Road SE**  
**Calgary, Alberta**

**MLS # A2246397**



**\$380,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield           |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,391 sq.ft.          | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad           |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn      |               |                   |

|                    |                                      |
|--------------------|--------------------------------------|
| <b>Heating:</b>    | Combination, Forced Air, Natural Gas |
| <b>Floors:</b>     | Carpet, Laminate                     |
| <b>Roof:</b>       | Asphalt Shingle                      |
| <b>Basement:</b>   | Full, Unfinished                     |
| <b>Exterior:</b>   | Aluminum Siding , Wood Frame         |
| <b>Foundation:</b> | Poured Concrete                      |
| <b>Features:</b>   | No Smoking Home, Open Floorplan      |

|                   |         |
|-------------------|---------|
| <b>Water:</b>     | -       |
| <b>Sewer:</b>     | -       |
| <b>Condo Fee:</b> | \$ 358  |
| <b>LLD:</b>       | -       |
| <b>Zoning:</b>    | M-G d44 |
| <b>Utilities:</b> | -       |

**Inclusions:** N/A

Welcome to 21 Copperpond Road. This home has been meticulously kept and maintained. Boasting an open concept floor plan, laminate flooring, and beautiful granite countertops. Upstairs you will find 2 huge bedrooms, one having a private ensuite bathroom, and both boasting walk in closets of their own. Outside provides plenty of space for 2 cars to be parked on the garage pad. The unfinished basement provides extra space for storage or possibilities for much more. This townhome complex is located and close to all levels of schools, public transportation, South Campus Hospital, shopping, restaurants and major roads, Stoney & Deerfoot Trail. This is absolutely the best unit currently available at Copperfield Chalet. Definitely a must see to make it your next HOME