

## 174 Copperpond Villas SE Calgary, Alberta

**MLS # A2261881**



# \$420,000

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                            |               |                   |
| <b>Type:</b>     | Residential/Other                                                      |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                     |               |                   |
| <b>Size:</b>     | 1,706 sq.ft.                                                           | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                 |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behin |               |                   |

|                    |                                                                                    |                   |         |
|--------------------|------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                                                                         | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                     | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | \$ 327  |
| <b>Basement:</b>   | Full, Partially Finished                                                           | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                | <b>Zoning:</b>    | M-G d50 |
| <b>Foundation:</b> | Poured Concrete                                                                    | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan |                   |         |

**Inclusions:** TV Wall mounts

Open house Saturday October 4th&nbsp;from 12:30-2:30pm This stunning home with over 1700 square feet of living space and a walkout basement, perfectly blends modern design with everyday convenience. Featuring a front attached garage and front driveway&mdash;a rare find&mdash;this home offers both style and practicality. As you step inside, you&rsquo;re greeted by a spacious foyer with direct access to the garage and a versatile walkout basement space that opens onto a private patio. The main floor is bright and open, designed with an impressive open-concept layout. The kitchen showcases a massive 9-foot island, flowing seamlessly into the dining area, office/flex space, and inviting living room. Step out onto the balcony, complete with a gas line for your BBQ, making outdoor dining a breeze. A generously sized half bathroom completes this level. On the top floor, the primary suite features large windows and an abundance of natural light, along with a large walk in closet and a private ensuite bathroom. Down the hall, you&rsquo;ll find two additional bedrooms, a full bathroom, and the convenience of upstairs laundry. This complex is well managed with low fees, tons of visitor parking and a beautiful outdoor courtyard complete with walking paths.&nbsp; Located just moments away from parks, schools, shopping and more - this home offers many unique features rarely found in similar properties.