

**227 Copperpond Row SE**  
**Calgary, Alberta**

**MLS # A2306982**



**\$419,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	2012 (14 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>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Modern 3-Storey Townhome | Single Attached Garage & Private Driveway | 3 Bedrooms | 2.5 Bathrooms | 1,799 SqFt | Main Level Den | Open Floor Plan | High Ceilings | Recessed Lighting | Central Kitchen | Granite Countertops | Stainless Steel Appliances | Double Basin Sink | Pantry | Kitchen Island with Barstool Seating Area | Dining Room with Sliding Glass Doors to Balcony | Office | BBQ Gas Line | 3 Upper Level Bedrooms | Primary Bedroom with Walk-in Closet & 3pc ensuite bath | Upper Level Laundry | Great Storage | Blocks from Copperpond Square Playground, Basketball Courts & Walking Paths. Welcome to 227 Copperpond Row SE! This stylish and well maintained 3-storey townhome offers 1,799 SqFt of functional living space with 3 bedrooms, 2.5 bathrooms, a main level den and an attached single garage. The main level welcomes you with a versatile den space that is perfect for a home office, gym, hobby room or additional sitting area along with access to the attached garage and great storage space. The bright and open middle level is designed for everyday living and entertaining with high ceilings, recessed lighting and large windows filling the space with natural light. The central kitchen features granite countertops, stainless steel appliances, a double basin sink, pantry and a large island with barstool seating. The dining area is positioned beside sliding glass doors leading to the balcony complete with a BBQ gas line while the spacious living room offers a comfortable place to relax and gather. The office is a bonus for anyone with a work-from-home position or is a great homework corner! The upper level hosts 3 bedrooms including the primary retreat with a walk-in closet and private 3pc ensuite bath. Two additional bedrooms, a full bathroom and convenient upper level laundry complete the top floor. Enjoy warm summer days on the private balcony

and appreciate the convenience of the attached single garage plus additional storage throughout. The home also has a private driveway which means you have 2 dedicated parking stalls plus visitor parking is located directly across from your front door! Located just blocks from Copperpond Square Playground, basketball courts, scenic walking paths and nearby amenities with quick access to major routes for an easy commute. Hurry and book your showing today!