

**76 Copperpond Landing SE**  
**Calgary, Alberta**

**MLS # A2313437**



**\$430,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 306
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** window coverings

Over 1700 SF of total living space and 4 bedrooms! This beautifully refreshed end unit townhouse is tucked away in the quietest heart of a highly desirable, pet friendly complex. Boasting fresh paint throughout and new carpet on the upper levels, there is nothing to do, just move in and enjoy. The open concept main floor features a spacious kitchen with a convenient corner pantry, a dedicated dining area, and living room with cosy fireplace and a powder room just off to the side for privacy. The deck is a great place to relax and backs onto the complex green space. Upstairs, you’ll find three generous bedrooms and two full bathrooms, including a private primary ensuite. The fully developed basement adds fantastic living space with a family room and a 4th bedroom. Complete with a single garage plus a driveway for a second vehicle, and low condo fees that offer peace of mind. Walking distance to schools, parks, playgrounds, scenic wetland walking paths located just behind the complex and just a quick drive to all the shopping and dining on 130th Ave.