



# 279 Copperpond Common Calgary Alberta

\$339,900

This totally turnkey, 2 bed, 2 bath unit is now available in the desirable SE community of Copperfield. You'll love this units open-concept design which seamlessly connects the living, dining, and kitchen areas, providing an ideal space for entertaining as well as everyday relaxing in your space. The unit is naturally bright and sun soaked throughout the afternoon and evenings thanks to the West exposure and large windows. You will feel at home from the moment you walk in thanks to its great energy and recent updates which include fresh paint and newer carpeting. The hub of this home is the inviting kitchen with ample counter space and cabinetry, stainless steel appliances and room to host dinner parties with enough space for your larger dining table. The well appointed living room boasts a corner gas fireplace which is great for creating a cozy ambiance and keeping warm on cold Winter nights. A sliding door leads to the great sized balcony where you can BBQ (there's a gas hookup), eat al fresco (weather permitting) and soak in the fresh air all while the sun sets. The good sized primary bedroom includes a spacious walk-through closet and 3 pc ensuite with large shower. The living room separates the two bedrooms creating privacy. The second bedroom is a fantastic size and would lend itself nicely as a guest room, home office for those working from home, it could be a great space for crafts/hobbies like yoga or a space for your peloton/gym equipment or it can simply be another full time bedroom for your family. You'll find this second bedroom has a private/cheater entrance to the main 4 pc bathroom making it feel like another ensuite. The in-suite laundry adds an extra layer of convenience to your daily routine. This unit also comes with a storage locker and an oversized, titled underground parking stall with no one sharing the space so your vehicle will be safe fro...

3pc Bathroom 7.75 Ft x 4.92 Ft  
 4pc Bathroom 7.42 Ft x 8.92 Ft  
 Bedroom 16.08 Ft x 8.92 Ft

Kitchen 8.42 Ft x 17.42 Ft  
 Living room 15.67 Ft x 15.33 Ft  
 Primary Bedroom 12.58 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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**Mirror**

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