



## 53 Copperpond Landing Calgary Alberta

\$469,900

3 bedroom, 2.5 bath townhome in the desired neighbourhood of Copperfield. Perfect for the first time home buyers, down sizing or investors. Right out your back door is the green space with a playground, perfect for young families. This also means no neighbours across the road with street parking. The open concept main floor has a nicely appointed kitchen with an eating bar, and upgraded cabinetry in the kitchen. the living room is bright yet cozy with a gas fireplace and faces west to catch the beautiful Alberta sunsets! The main floor hosts a 2 piece powder room and walk out to the single attached garage. Upstairs you will find 2 nice sized junior bedrooms with a 4pc bathroom and a large primary suite with a great sized walk in closet, an UPDATED 3 PC ENSUITE with a large spa like walk-in shower. The basement awaits your finishing touches. Don't forget about the CENTRAL AIR to keep you cool in the summer. Copperfield is a desired neighbourhood in SE Calgary, close to shopping and restaurants. Quick access to Deerfoot Trail and Stoney Trail. The low condo fee of \$296 is attractive with a well maintained condo board. Did I mention it is PET FRIENDLY? Don't miss this lovely townhome in Copperfield, call your favourite Agent today to book your private showing. (id:6769)

Primary Bedroom 13.58 Ft x 12.08 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.75 Ft x 9.25 Ft

Bedroom 10.25 Ft x 9.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 14.42 Ft x 9.50 Ft

Kitchen 11.50 Ft x 8.17 Ft

Dining room 9.92 Ft x 9.08 Ft

Listing Presented By:



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CIR Realty

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**RE/MAX**

**RE/MAX REAL ESTATE  
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