



## 313 Copperpond Landing Calgary Alberta

\$459,750

Welcome to this beautifully kept 1597 sq ft townhome in the heart of Copperfield--perfect for first-time buyers, downsizers, or investors. Backing onto a green space and close to parks, schools, and shopping, it offers both comfort and privacy. The entry level features a spacious foyer with direct access to the attached garage, a versatile flex room for a home office or gym, laundry, and a rear patio. Upstairs, the bright open-concept layout includes a living room with a gas fireplace and custom built-ins, a dining area, and a modern kitchen with quartz countertops, stainless steel appliances, dark cabinetry, and a central island. Two balconies--one front-facing and one overlooking the green space--provide great outdoor living. The upper level offers two large primary bedrooms, each with a walk-in closet and private 4-piece ensuite. Extras include central A/C, rear water hookup, decorative planters, and a HOT WATER TANK (2021). Enjoy low-maintenance living in one of SE Calgary's most family-friendly communities. Book your private showing today! (id:6769)

Kitchen 8.33 Ft x 9.83 Ft  
Dining room 8.83 Ft x 14.50 Ft  
Living room 12.58 Ft x 13.00 Ft  
2pc Bathroom 4.42 Ft x 4.83 Ft  
Primary Bedroom 11.67 Ft x 13.08 Ft  
Bedroom 10.75 Ft x 12.83 Ft

4pc Bathroom 4.83 Ft x 8.00 Ft  
4pc Bathroom 4.92 Ft x 8.08 Ft  
Family room 10.00 Ft x 13.00 Ft  
Laundry room 3.33 Ft x 12.00 Ft  
Other 4.17 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
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