

**172 Copperpond Villas SE**  
**Calgary, Alberta**

**MLS # A2215606**



**\$428,888**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<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 Yard		

<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>	\$ 285
<b>Basement:</b>	See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d50
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Welcome to this well-maintained 2-bedroom, 2.5-bath townhome in Copperfield villas &mdash;With nearly 1,500 sq. ft. of living space, this home offers 9-foot ceilings, an open-concept layout, and a modern kitchen with Quartz countertops, a large island, stainless steel appliances, and a pantry. Enjoy warm evenings on the southwest-facing patio just off the kitchen. Upstairs features two spacious bedrooms, including a primary with a 4-piece ensuite, walk-in closet, and sitting area. The second bedroom offers great natural light and ample closet space, with a second full bath and full-size laundry nearby. The walk-out lower level includes another patio and access to a deep single garage with extra storage space. Located in the vibrant community of Copperfield, you'll enjoy access to parks, pathways, playgrounds, Wildflower Pond, and community events. With schools, shopping, and transit nearby, this home is perfect for first-time buyers, young professionals, or investors. Call your favorite realtor today to schedule a viewing!