DON'T GAMBLE WITH YOUR HOME.

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7 Copperpond Landing SE
Calgary, Alberta

MLS # A2259666

$445,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,354 sq.ft.	**Age:**	2011 (14 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 297
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Pantry, Walk-In Closet(s)		

Inclusions:	N/A

Welcome to this charming 3 bed, 2.5 bath townhouse in the heart of Copperfield! Featuring both front and back entrances and a finished basement with a spacious rec room and convenient laundry area, this home is designed for comfort and function. The kitchen is equipped with sleek stainless steel appliances and overlooks the dining and living areas, where a cozy gas fireplace creates a warm, inviting atmosphere. Step out your front door and enjoy a massive park and playground just across the street. Upstairs, you’ll find three bedrooms, including a primary suite with a walk-in closet and private ensuite, while the two additional bedrooms share a second full bathroom. A single attached garage completes this fantastic home, located close to major department stores, shopping, and amenities.