

**508 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2213677



\$436,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Nest Thermostat

Within steps to the entry ways of the Wetlands Path and Copperfield Loop Trail, you will discover this great FULLY FINISHED town home that boasts a total of THREE BEDROOMS AND THREE BATHS waiting for its new owner. Freshly painted through out with a recent BASEMENT DEVELOPEMENT COMPLETED WITH PERMITS this home would be ideal for a young family just starting out, an executive couple, or a right sizer looking for low maintenance turn-key living. Freshly repainted and nicely upgraded you are invited into a spacious foyer with a 12ft ceiling entrance that invites you into almost 1900sqft of developed living space. The main floor showcases 9ft ceilings with a beautiful site line from front to back that invites an abundance of natural daylight into this home with all of the over sized feature windows. Stylish granite counters ease the transition between a designated living room and spacious dining room with sleek stainless steel appliances, modern updated fixtures, extended over sized island - ideal for entertaining, meal prep and enjoying informal conversations over morning coffee. A beautiful feature wall in the living room compliments the luxury vinyl plank flooring that your will see through out the entire home and the quaint newer built-in by the dining room is perfect for a coffee bar. NO CARPET ANYWHERE! The upper level offers two large bedrooms both featuring spacious walk-in closets with the Primary Bedroom having its very own private en suite. There is another full bath on this floor and a convenient 2nd floor laundry to complete the space. Explore the FULLY FINISHED LOWER LEVEL with great sized windows, a THIRD BEDROOM, FULL BATH and versatile common area that boasts a double sink, cabinets, moveable work island, wine fridge, microwave, freezer and extra storage space. All presented nice and bright with new paint

and lighter colour palette. This lower level would be great for an older teen, room mate or in-laws. Discover this home today in a nicely tucked away location while still having quick access to 52nd Street, Deer Foot and Stony Trail as well as minutes away to the highly popular High Street in McKenzie Towne where you can enjoy restaurants, shopping and additional recreational activities such as the gym and yoga. Discover this great home today!