

64 Copperpond Close SE Calgary, Alberta

MLS # A2218092


\$439,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,382 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, See Remarks, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

****OPEN HOUSE SUNDAY May 18th 2-4pm**** Welcome to this stunning, fully renovated townhome in the desirable Copperpond community. Offering over 1,740 sq ft of thoughtfully developed space, this home features two private entrances—one through a peaceful front walkway and the other conveniently located beside the garage. Step inside to a warm, inviting entryway that leads up to a spacious living room showcasing soaring 9-foot ceilings, rich hardwood floors, oversized windows that flood the space with natural light, and an elegant wainscoting feature walls. The modern dining area separates the living room and kitchen. The bright, modern kitchen is a chef's dream, boasting brand-new high-end cabinetry, sleek granite countertops, premium stainless steel appliances, large pantry and top-tier BLUM soft-close shelving. A stylish 2-piece powder room completes the main level. Upstairs, you'll find a generous primary bedroom with its own feature wall, a large walk-in closet, and a beautiful 3-piece ensuite with a walk-in shower. The second bedroom is also spacious, featuring a custom-built walk-in closet and a unique feature wall. An added bonus is a built in workstation at the top of the stairs. A full 4-piece bathroom and a convenient laundry room complete the upper floor. The professionally finished basement adds fantastic extra living space, perfect for a cozy family room, home theatre, or kids' play area. New lighting, updated ceiling fan and freshly painted rooms complete this move in ready residence. This home is ideally located within the complex in a quiet, sought-after spot. The attached single garage offers secure parking, complemented by an additional driveway stall and ample visitor parking throughout the community. Enjoy maintenance-free living in a quiet, well-managed condo complex just minutes from schools, parks, walking paths,

transit, and quick access to Stoney Trail and South Trail Crossing. Don't miss this opportunity to own a truly turnkey home in a fantastic location!