

**376 Copperpond Landing SE
Calgary, Alberta****MLS # A2223605****\$470,000**

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Walk-In Closet(s)		

Inclusions: NA

Nestled in the heart of Copperfield, this beautifully maintained 3-bedroom, 2.5-bathroom end-unit townhouse offers comfort, style, and unbeatable outdoor appeal. With over 1,300 sqft of well-appointed living space, a front-attached garage, and a rare wraparound setting, this home is ideal for families, professionals, or investors alike. The main floor features rich laminate flooring and an open-concept layout that's both functional and inviting. The kitchen is a standout, complete with full-height cabinets, stainless steel appliances, quartz countertops, and a breakfast bar with seating. The bright dining area opens to a charming front porch — perfect for relaxing or entertaining — while the spacious living room centers around a cozy marble-faced gas fireplace. A stylish 2-piece bath completes the main level. Upstairs, the large primary suite offers a peaceful retreat with a walk-in closet and private ensuite. Two additional bedrooms and another full bathroom provide flexibility for family, guests, or a home office. Set on a quiet corner lot, this home backs onto a beautifully landscaped courtyard with benches and a pergola — a rare bonus that offers greenery and community charm. The unfinished basement is ready for your future development needs, and the single attached garage adds additional storage and security. Located steps from walking paths, playgrounds, schools, and shopping, this Copperfield gem combines low-maintenance living with suburban convenience.