

**4410, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2197939**



**\$334,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** TV Mounts

Welcome to this beautiful, bright, top-floor unit in Copperfield Park II, offering an ideal blend of comfort, convenience and breathtaking views. This spacious 2-bedroom, 2-bathroom condo with 9' ceilings is south-facing, ensuring abundant natural light throughout the day. Enjoy stunning mountain vistas and peaceful park views right from your living room and private balcony. As you enter this meticulously upgraded home, you're greeted by an expansive, open floor plan with modern finishes and thoughtful design. The large living and dining areas flow seamlessly into the upgraded kitchen, perfect for both casual living and entertaining. The kitchen is a chef's dream, featuring stainless steel appliances, sleek granite countertops, timeless mosaic backsplash and full-height cabinetry with a built-in pantry. The central island offers additional prep space and a great spot for casual meals or gatherings. The condo boasts laminate flooring throughout, creating a cohesive and easy-to-maintain living space. There's even a dedicated desk nook, making it easy to work from home or manage your personal tasks. This unit features dual primary bedrooms, each with its own walk-through closet and ensuite bathroom for added privacy and convenience. The upgraded bathrooms include an elegant stand-up shower in the ensuite, adding a touch of luxury to your daily routine. The in-unit stacked laundry adds another level of convenience to this already perfect home. Additional perks include a title underground parking stall for your convenience, as well as a separate storage locker for all your extra belongings. This condo is located in the desirable Copperfield community, offering a quiet and friendly neighborhood with easy access to shopping, parks, schools, and major routes. Don't miss your opportunity to own this stunning condo with amazing views and modern

upgrades in Copperfield Park II.