

**2408, 279 Copperpond Common SE  
Calgary, Alberta****MLS # A2200113****\$349,000**

<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>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, See Remarks, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Searching for a home that offers room to breathe, a seamless layout, and thoughtful extras? Welcome to this rare top-floor, two-bedroom + den condo that delivers the comfort, functionality, and convenience you've been craving. Step into the heart of the home – the kitchen, where modern design meets everyday practicality. Stainless steel appliances, sleek countertops, and ample cabinetry set the stage for effortless meal prep and entertaining. From here, the kitchen opens into the spacious living room, filled with natural light thanks to large west-facing windows. Picture yourself unwinding on the couch, basking in the warmth of the evening sun, or stepping onto your private balcony to enjoy stunning sunsets. When it's time to retreat, the primary bedroom offers the perfect sanctuary. Large enough for a king-sized bed, it boasts a walk-through closet leading directly into your private ensuite. Here, a modern three-piece bathroom provides the luxury of privacy, creating a peaceful escape from the hustle of the day. On the other side of the condo, the second bedroom offers versatility – a guest room, a home gym, or a dedicated space for family. With a full four-piece bathroom conveniently located just outside the door, guests or family members have their own space without infringing on yours. But the real bonus? The DEN! Whether you need a home office, a cozy reading nook, a play area for little ones, or a dedicated hobby space, this extra room is the flexible space you didn't even know you needed. Add to this the perks of in-suite laundry, TWO titled parking stalls (one underground and one surface), and a fantastic location just steps from Copperfield's parks, shopping, and dining – and you have a home that solves all your space and lifestyle needs in one perfect package. If you're ready to move from

feeling limited to feeling limitless, this is your chance. Book a viewing today and step into the lifestyle you deserve!