313 Copperpond Landing SE
Calgary, Alberta

MLS # A2228519

$465,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,597 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 274
Basement:	None	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, Storage, Walk-In Closet(s)		

Inclusions:	Wall mount

Welcome to this charming and well-kept townhouse in the heart of Copperfield. Perfectly situated close to parks, playgrounds, schools, and shopping, it is tucked away and backs onto a serene green space. This home offers both comfort and privacy. As you walk in, you're welcomed by a spacious front foyer with easy access to the ATTACHED GARAGE. The entry-level also includes a bonus FLEX SPACE that opens onto a rear patio—perfect for a home office, workout room, or extra lounge area. Other highlights include central A/C, ample storage, and a full driveway in front of the attached single garage. Upstairs, the main living area features a bright, open layout with a cozy gas fireplace, custom-built-ins and access to a front-facing balcony. The living and dining areas flow beautifully together, creating a warm and functional space for everyday living or entertaining guests. The kitchen offers quartz countertops, a central island with a breakfast bar, large windows, and an electric stove. Step out onto the second balcony from the kitchen, which overlooks the quiet green space. Upstairs, you'll find two generously sized primary bedrooms, each with a 4-piece ensuite and walk-in closet—ideal for roommates, guests, or families. This is low-maintenance living in one of SE Calgary's most family-oriented communities—don't miss out!