



THE A-TEAM

RE/MAX FIRST

43 COPPERPOND Close, Calgary T2Z 0Y8

MLS@#: A2159484 Area: Copperfield Listing Date: 09/13/24 List Price: \$425,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2011
Lot Information
Lot Sz Ar: 3,799 sqft
Lot Shape:

DOM: 6
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 2 Storey
Parking
Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Back Lane, Landscaped, Rectangular Lot
Park Feat: Driveway, Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Int Feat: Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Flex Space, Bedroom - Primary, Bedroom, Laundry, Dining Room, 2pc Bathroom, 4pc Ensuite bath, 4pc Bathroom, and Kitchen.

Legal/Tax/Financial

Condo Fee:
\$358

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d44

Legal Desc: **1010471**

Remarks

Pub Rmks: **Welcome to your new home in this charming, family-friendly neighborhood of Copperfield! This beautifully maintained two-storey townhouse boasts a bright, open-concept main floor that's perfect for modern living with brand new carpet and fresh new paint. The spacious living area with 9 ft ceilings seamlessly flows into the dining space and a well-appointed kitchen making it ideal for both everyday living and entertaining with a flex space perfect for a home office. Upstairs, you'll find two generously sized bedrooms, each with a walk-in closet, offering comfort and privacy. The primary bedroom features its own 4-piece en-suite bathroom for added convenience. An additional full bathroom, laundry room and a conveniently located powder room on the main floor. There is a single-attached garage which means no more having to clean your car in the winter, and a parking pad right outside of the garage for a total of 2 parking spaces. With easy access to Stoney Trail, the property is ideally situated near parks, green spaces, walking paths, schools, and shopping amenities. Plus, enjoy the convenience of a community bus stop just a 1-minute walk from your doorstep. Schedule a showing today and envision the possibilities of making this home your own!**

Inclusions: **TV w/ Wall Mount, Fireplace TV Stand**
Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









