



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 COPPERPOND Landing, Calgary T2Z 1G6**

MLS®#: **A2162613**      Area: **Copperfield**      Listing Date: **09/04/24**      List Price: **\$435,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **2,260 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,198**  
 Low Sqft:  
 Ttl Sqft: **1,198**

DOM

**14**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Granite Counters,Vinyl Windows**  
 Utilities:

Room Information

| Room                     | Level         | Dimensions           | Room                    | Level         | Dimensions           |
|--------------------------|---------------|----------------------|-------------------------|---------------|----------------------|
| <b>4pc Bathroom</b>      | <b>Second</b> | <b>4`11" x 8`3"</b>  | <b>4pc Ensuite bath</b> | <b>Second</b> | <b>5`1" x 8`1"</b>   |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>15`1" x 15`7"</b> | <b>Bedroom</b>          | <b>Second</b> | <b>9`4" x 11`9"</b>  |
| <b>Bedroom</b>           | <b>Second</b> | <b>9`6" x 10`1"</b>  | <b>2pc Bathroom</b>     | <b>Main</b>   | <b>5`11" x 3`10"</b> |
| <b>Dining Room</b>       | <b>Main</b>   | <b>9`3" x 8`10"</b>  | <b>Kitchen</b>          | <b>Main</b>   | <b>11`8" x 8`2"</b>  |
| <b>Living Room</b>       | <b>Main</b>   | <b>9`10" x 18`7"</b> |                         |               |                      |

Legal/Tax/Financial

Condo Fee:  
**\$294**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1312792**

Remarks

Pub Rmks: **Discover the perfect blend of comfort and contemporary living in this immaculate end-unit townhouse facing the park, boasting just under 1200 sqft of space. Nestled in a serene neighborhood of Copperfield, this home offers three spacious bedrooms, ideal for families or those seeking ample space for guests and home office setups. Step inside to find a bright and airy atmosphere accentuated by large windows that flood the living areas with natural light. The main floor features a well-appointed kitchen with sleek granite countertops and stainless steel appliances, catering to culinary enthusiasts and entertainers alike. Adjacent, the cozy living room invites relaxation with its warm ambiance, perfect for quiet evenings or hosting gatherings. Upstairs, retreat to the tranquil bedrooms offering comfort and privacy, each complemented by generous closet space and plush carpeting. The master bedroom boasts a private ensuite, providing a peaceful sanctuary at the end of the day. Additional highlights include a convenient single attached garage, ensuring effortless parking and storage, and an unfinished basement awaiting your personal touch and creative expansion ideas. Located in a desirable community with easy access to amenities, parks, and schools, this townhouse presents a rare opportunity to enjoy modern living in a sought-after locale. Don't miss out on making this your next home sweet home!**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

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