



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**203 COPPERPOND Row, Calgary T2Z 1H3**

MLS®#: **A2173077**      Area: **Copperfield**      Listing Date: **10/15/24**      List Price: **\$454,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **1,356 sqft**  
 Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Paved,Private**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **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,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`11" x 10`11"
Den	Main	5`7" x 9`1"
Bedroom	Upper	11`8" x 11`1"
4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	11`11" x 15`7"
Bedroom - Primary	Upper	13`9" x 11`1"
Living Room	Basement	9`0" x 16`3"
2pc Bathroom	Main	0`0" x 0`0"
Laundry	Upper	4`7" x 4`9"

Legal/Tax/Financial

Condo Fee:  
**\$386**

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

Zoning:  
**M-G**

Legal Desc: **1212970**

Remarks

Pub Rmks: **Welcome to this delightful townhouse in the heart of Copperfield! This gem offers the perfect blend of comfort and convenience, making it an ideal home for various lifestyles. Step inside and be greeted by a spacious foyer off the attached garage, perfect for hauling in those groceries and staying organized. The main floor boasts high ceilings and feat a cozy living room with an electric fireplace, creating a warm ambiance for those chilly evenings. The galley-style kitchen, feat granite counter tops, a large island with seating for plenty, ample cabinetry, a full pantry and stainless appliance incl a fridge with waterline and the kitchen flows seamlessly into the dining area, making entertaining a breeze. Just off the dinning area step out large patio doors onto the large south-facing deck, complete with a gas line for your barbecue dreams - summer cookouts, anyone? Be sure to not miss the quietly tucked away Den on the main which is large enough to be multi purposed for a whole host of options office, additional storage, craft room home work station, dry bar you can put our spin on it! Upstairs, you'll find two generously-sized bedrooms, both boasting its own walk-in closet and the primary with its own ensuite plus an additional 4 piece bathroom. No more fighting over closet space or bathroom time! The upper-floor laundry adds a touch of practicality to your daily routine. The finished walk-out basement is a blank canvas, ready for your creative use. Transform it into a rec room, home office, or even an additional bedroom - the possibilities are endless! This well-maintained home is nestled in a friendly, professionally managed complex that welcomes pets (with board approval, of course) Location, location, location! Enjoy easy access to Stoney Trail, schools, public transportation, and shopping amenities. Nature enthusiasts will appreciate the nearby Wetland Path for peaceful strolls.**

Inclusions: **Mail Box Key (1) House Key (2) Garage Remote(1)**  
Property Listed By: **eXp Realty**

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











