



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2184150**

Area: **Copperfield**

Listing Date: **12/19/24**

List Price: **\$459,900**

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: **1,740 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,334**  
Low Sqft:  
Ttl Sqft: **1,334**

DOM

**2**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Open Lot,Paved,Private**

Park Feat:

**Driveway,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Dog Run,Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`7" x 5`9"
Dining Room	Main	9`8" x 8`2"
Pantry	Main	2`1" x 2`7"
Bedroom - Primary	Second	12`0" x 13`8"
Walk-In Closet	Second	6`10" x 7`2"
Bedroom	Second	9`3" x 9`7"

Room	Level	Dimensions
Kitchen	Main	9`8" x 9`9"
Living Room	Main	9`7" x 18`8"
2pc Bathroom	Main	6`0" x 3`11"
4pc Ensuite bath	Second	4`11" x 8`2"
4pc Bathroom	Second	4`11" x 8`2"
Bedroom	Second	9`7" x 10`1"

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**18`7" x 9`9"  
11`8" x 10`3"**

**3pc Ensuite bath**

**Basement**

**9`0" x 4`11"**

Legal/Tax/Financial

Condo Fee:  
**\$286**

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

Zoning:  
**M-2**

Legal Desc: **1212052**

Remarks

Pub Rmks: **Welcome to 453 Copperpond Landing, a delightful 1,334 sq ft townhome nestled in the heart of Copperfield—a community celebrated for its family-friendly ambiance and abundant amenities. The main floor welcomes you with a spacious entrance that leads to an open concept Living room with adjoining dining area and Large chefs kitchen with full tile backsplash, AMPLE CABINETS, breakfast island, QUARTZ COUNTERTOPS, and STAINLESS STEEL APPLIANCES. the main floor has tons of natural lighting and is perfect for entertaining as well as very functional for day to day family living. Upstairs features a large primary bedroom with WALK IN CLOSET and a 4 PCE ENSUITE BATHROOM. Completing the upper level are two more spacious bedrooms, a 4 PCE BATHROOM, and a linen closet for ideal storage. The FULLY FINISHED BASEMENT is complete with a 3 PCE ENSUITE BATHROOM, and an enormous Bedroom. Plenty of storage under the stairs and a Laundry room/Furnace room complete the basement level. Rounding out this remarkable townhome is an ATTACHED GARAGE, driveway, and a COVERED DECK in the back with your own PRIVATE YARD space perfect for the family pet. Convenient Visitor Parking directly across from townhome. Copperfield is renowned for its vibrant community spirit and offers a plethora of amenities designed with families in mind including; Parks and Playgrounds, Educational Facilities (Copperfield School (K-5) and St. Isabella Elementary Junior High School (K-9)), Recreational Amenities such as the community's extensive trail system, tranquil ponds, and the Copperfield-Mahogany Community Association, and Shopping and Dining that includes a variety of shopping centers and dining options are conveniently located nearby, catering to all your family's needs. Situated with easy access to major routes like Stoney Trail and Deerfoot Trail, commuting and exploring Calgary's attractions is a breeze. The proximity to the South Health Campus adds an extra layer of convenience for healthcare needs. This charming townhome has it all - a harmonious blend of comfort, convenience, and community—a perfect place for your family to call home!**

Inclusions:  
Property Listed By: **N/A  
Real Estate Professionals Inc.**

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















