



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**71 COPPERPOND Close, Calgary T2Z 0X1**

MLS® #: **A2186232**      Area: **Copperfield**      Listing Date: **01/16/25**      List Price: **\$448,500**  
 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: **1,334 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,385**  
 Low Sqft:  
 Ttl Sqft: **1,385**

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**  
 Park Feat: **Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

| Room                    | Level           | Dimensions              | Room                        | Level           | Dimensions              |
|-------------------------|-----------------|-------------------------|-----------------------------|-----------------|-------------------------|
| <b>2pc Bathroom</b>     | <b>Main</b>     | <b>6' 6" x 4' 11"</b>   | <b>Dining Room</b>          | <b>Main</b>     | <b>17' 2" x 11' 11"</b> |
| <b>Kitchen</b>          | <b>Main</b>     | <b>10' 11" x 11' 5"</b> | <b>Living Room</b>          | <b>Main</b>     | <b>11' 11" x 14' 8"</b> |
| <b>3pc Ensuite bath</b> | <b>Second</b>   | <b>8' 1" x 5' 11"</b>   | <b>4pc Bathroom</b>         | <b>Second</b>   | <b>8' 1" x 4' 11"</b>   |
| <b>Bedroom</b>          | <b>Second</b>   | <b>12' 8" x 13' 8"</b>  | <b>Bedroom - Primary</b>    | <b>Second</b>   | <b>12' 8" x 13' 8"</b>  |
| <b>Walk-In Closet</b>   | <b>Second</b>   | <b>5' 9" x 8' 0"</b>    | <b>Walk-In Closet</b>       | <b>Second</b>   | <b>5' 7" x 9' 1"</b>    |
| <b>Den</b>              | <b>Basement</b> | <b>11' 0" x 13' 2"</b>  | <b>Mud Room</b>             | <b>Basement</b> | <b>6' 10" x 10' 9"</b>  |
| <b>Storage</b>          | <b>Basement</b> | <b>6' 2" x 12' 2"</b>   | <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>5' 9" x 9' 3"</b>    |

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$358

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

**M-G**

Legal Desc: **1010471**

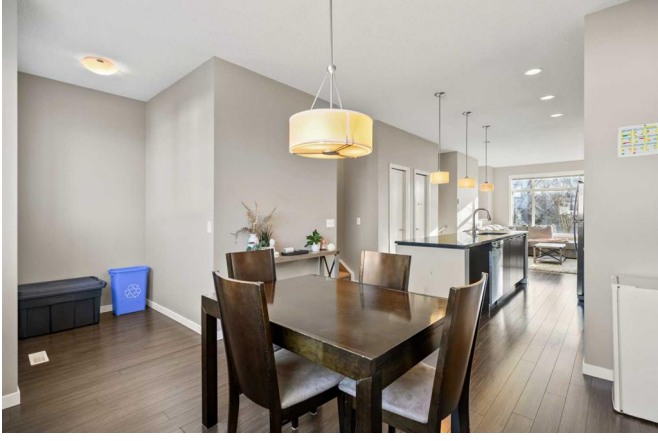
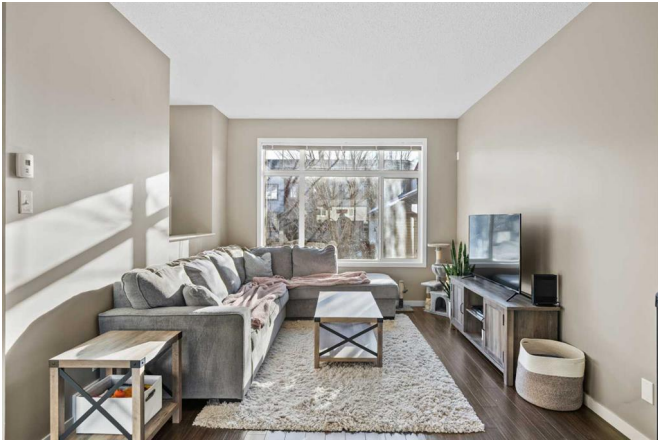
Remarks

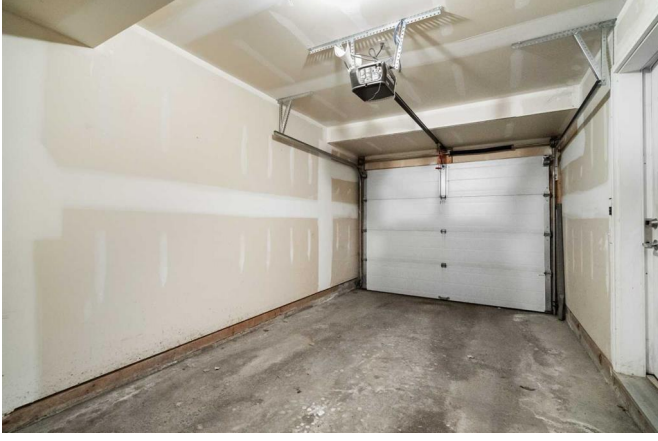
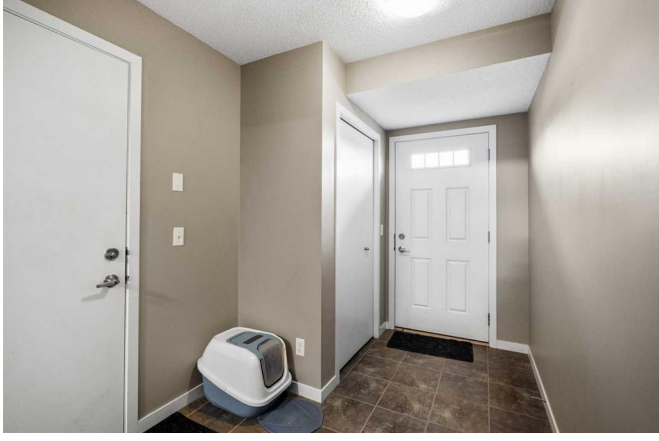
Pub Rmks: **This immaculate 2-Storey townhome is perfectly situated in the sought-after neighborhood of Copperfield. Boasting a thoughtfully designed layout, the main level features soaring 9' ceilings, luxury vinyl plank flooring, and large windows that flood the space with natural light. The bright and open floor plan includes a spacious dining room, a welcoming front living room, and a centrally located kitchen complete with granite countertops, rich mocha-colored cabinets, stainless steel appliances, and two large pantries. A 2-piece powder room and a versatile den complete the main level, perfect for a home office or extra storage. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet, offering plenty of storage. The primary suite includes a private 3-piece ensuite for ultimate comfort. A 4-piece main bathroom and a convenient laundry room complete the upper floor. The lower level offers a fully developed space with oversized windows, providing flexibility. The attached single garage provides secure parking, complemented by an additional outdoor stall on the driveway and ample visitor parking within the complex. Pride of ownership shines throughout with recent updates. Nestled in a quiet, well-managed condo complex, this home offers a prime location near schools, parks, Copper Pond, transit, and quick access to Stoney Trail and South Trail Crossing. Don't miss this opportunity to live in a vibrant community while enjoying modern conveniences and a move-in-ready home. Quick possession is available—schedule your showing today!**

Inclusions: **Window Coverings**  
Property Listed By: **RE/MAX First**

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

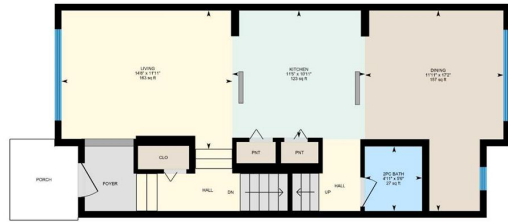






71 Copperpond CI SE, Calgary, AB

Main Floor Exterior Area 694.26 sq ft  
Interior Area 627.79 sq ft



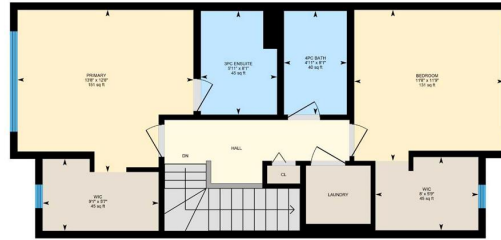
PREPARED: 2023/01/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

71 Copperpond CI SE, Calgary, AB

1st Floor Exterior Area 690.76 sq ft  
Interior Area 624.27 sq ft



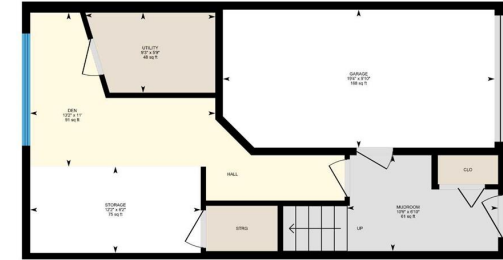
PREPARED: 2023/01/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

71 Copperpond CI SE, Calgary, AB

Basement (Below Grade) Exterior Area 350.58 sq ft  
Interior Area 232.07 sq ft  
Excluded Area 285.39 sq ft



PREPARED: 2023/01/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



