



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 COPPERPOND Common, Calgary T2Z 1G5**

MLS®#: **A2196827**      Area: **Copperfield**      Listing Date: **02/26/25**      List Price: **\$505,000**  
 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: **1,098 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,160**  
 Low Sqft:  
 Ttl Sqft: **1,160**

DOM

**-0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **3 (or more) Storey**

Parking

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

Access:  
 Lot Feat: **Backs on to Park/Green Space, Landscaped**  
 Park Feat: **Driveway, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, Playground, Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>8`1" x 8`3"</b>
<b>Living Room</b>	<b>Second</b>	<b>13`3" x 13`4"</b>	<b>Kitchen</b>	<b>Second</b>	<b>12`11" x 13`3"</b>
<b>Dining Room</b>	<b>Second</b>	<b>9`11" x 9`9"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`4" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Third</b>		<b>Bedroom</b>	<b>Third</b>	<b>9`11" x 10`11"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$345

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1211532

Remarks

Pub Rmks: **Welcome home to your awesome Copperfield townhouse! Nestled into a perfect location this south facing home has open southerly views of the park that's just across the street. This open concept home features immaculate hardwood flooring and extra high nine foot knock-down stipple ceilings. The kitchen has gorgeous mocha soft close cabinets and shimmering granite counters. The patio doors are conveniently adjacent to BBQ balcony for summertime outdoor cooking. On the other side the kitchen spills over to the dining area and great room with a perfectly planned layout for family fun or having friends over. On the upper level you find two full sized bedrooms along with a full four piece bathroom with ensuite access to the primary bedroom. All bathrooms throughout the home are fitted granite counters and under-mount sinks. The laundry area is also located upstairs where you need it handy to the bedrooms. Beside the front entry on the main level there is a third bedroom or flex room that would double as a den that would allow visitors direct access from the front door. There is also direct access to the attached garage that has a large side storage area that measures about 5 feet by six. There is also secondary outdoor parking on the pad just in front of the attached garage.**

Inclusions: **NA**  
Property Listed By: **RE/MAX Complete Realty**

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









