

# \$449,900 - 125 Copperpond Row Se, Calgary

MLS® #A2138614

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,783 sqft

Residential on 0.03 Acres

Copperfield, Calgary, Alberta

This immaculate, stylish and modern 3 bedroom townhouse with an attached garage and a low-maintenance lifestyle is perfect for first-time buyers, young families and downsizers! Durable upgraded flooring, designer lighting and 9â€™™ ceilings grace the open and airy floor plan. The built-in fireplace invites relaxation in the living room bathed in natural light from the oversized window. Unobstructed sight-lines throughout the main floor promote easy conversations, ideal for entertaining. The gorgeous kitchen inspires culinary adventures featuring a breakfast bar island, stainless steel appliances, granite countertops, crisp white cabinets and a trendy barn door leading to the panty. 3 spacious and bright bedrooms are all on the upper level including the primary oasis complete with a huge walk-in closet and private 4-piece ensuite. Laundry is also conveniently located on this level, no need to haul loads up and down the stairs! Ideally located in the wonderful community of Copperfield with skating rinks, tennis courts, an extremely active community centre with year-round events and activities, a copious number of parks, ponds and pathways and 2 neighbourhood shopping areas. When you do have to leave the community unlimited shopping and dining options are mere minutes away at South Trail Crossing and McKenzie Towne. Outdoor enthusiasts will love the close proximity to Fish Creek Park, Sikome Lake, Ralph Klein Park and a number of enviable



golf courses. This clean and sophisticated townhome in an outstanding location is a must see!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2138614      |
| Price          | \$449,900     |
| Sold Price     | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,783         |
| Acres          | 0.03          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 125 Copperpond Row Se |
| Subdivision | Copperfield           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z 1H3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                          |
| Cooling         | None                                                                                                             |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 1                                                                                                                |
| Fireplaces      | Electric                                                                                                         |
| Has Basement    | Yes                                                                                                              |
| Basement        | Full, Unfinished                                                                                                 |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Courtyard                |
| Lot Description   | Back Lane, Landscaped    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2024 |
| Date Sold      | June 27th, 2024 |
| Days on Market | 14              |
| Zoning         | M-G d44         |
| HOA Fees       | 0.00            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.