

# \$489,900 - 171 Copperpond Villas Se, Calgary

MLS® #A2223150

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.05 Acres

Copperfield, Calgary, Alberta

Exceptional END-UNIT Townhome with WALK OUT BASEMENT & that backs onto GREENSPACE! Discover this meticulously maintained 3-level townhome, one of the largest in a well-kept complex, featuring a rare 2-car double attached garage. Nestled in the heart of Copperfield, this home backs onto serene GREENSPACE, offering a perfect blend of modern comfort and natural beauty. The main floor has a family friendly open concept layout and 9 ft ceilings. A dining area complete with alcove for a sideboard or hutch is conveniently situated between the spacious living room and kitchen allowing a seamless flow from one room to the next. The well equipped kitchen boasts all stainless steel appliances, modern shaker style cabinets, a large island with seating and access to your nice sized balcony with natural gas hook up for your BBQ. Summer BBQs or morning coffee facing the GREENSPACE will be a wonderful peaceful treat! Right next to the kitchen there is a DEN / FLEX ROOM that would make a great office or space for kids to do homework or play while you are cooking. There is also a terrific sized 2 pc bath on this level that includes both a window and storage shelves. Upstairs you'll find 3 good sized bedrooms including the primary complete with a full ensuite bath and a large walk in closet that includes a window. The other 2 bedrooms share the main bath. The basement / grade level of this home includes your entryway from the garage as well as a flex space that can be



used as 4th bedroom, home office or maybe a home gym. This level features a walk out to your covered back patio where you back on and face a wonderful GREENSPACE! A stacker washer and dryer is nicely tucked into one of the closets down here optimizing storage space. And don't bother bringing along your lawnmower or snow shovel because common area maintenance and snow removal are included in the condo fees freeing up more time for you to do what you love. You're going to love living in the charming neighbourhood of Copperfield which offers a unique blend of modern amenities intertwined with the natural landscape. You'll enjoy easy access to any amenity you could possibly need, great schools, parks and pathways and of course The South Health Campus. This home has so much to offer at such a great value! Don't miss your chance to call it yours.

Built in 2015

### Essential Information

MLS® #	A2223150
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,445
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	171 Copperpond Villas Se
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Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5B8

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partially Finished, See Remarks, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	34
Zoning	M-G

### Listing Details

Listing Office	Rhinorealty
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