



GRASSROOTS
REALTY GROUP

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140 Copperleaf Way SE
Calgary, Alberta

MLS # A2219910



\$449,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,497 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 236
Basement:	None	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: NONE

Location meets value in this almost-like-new, beautifully maintained townhouse that's ready to welcome you home! Situated in the vibrant community of Copperfield, this 2-bedroom, 2.5-bath gem offers incredible features including a spacious double attached tandem garage plus a driveway for extra parking — all with the bonus of low condo fees for added affordability. Step inside to an inviting open-concept main floor where natural light floods through, highlighting the stylish kitchen with a central island, modern cabinetry, stainless steel appliances, and access to your own private balcony — perfect for morning coffee or evening unwinding. Upstairs, you'll find two generously sized bedrooms, each with its own bathroom for ultimate privacy and convenience. The primary bedroom features a walk-in closet and a stunning ensuite with double sinks and a sleek glass shower. A dedicated upstairs laundry room adds to the home's practical charm. All of this within walking distance to schools and parks, just minutes from shopping centers, banks, and all the amenities you need, with quick access to both Deerfoot and Stoney Trail — making your daily commute a breeze. This home offers more than we can describe — book your showing today and don't forget to check out the 3D tour!