



GRASSROOTS
REALTY GROUP

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614 Copperstone Manor SE
Calgary, Alberta

MLS # A2224821



\$520,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,016 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Paved, See Remarks		

Heating: Central, High Efficiency, Forced Air, See Remarks

Water: -

Floors: Carpet, Other, See Remarks, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 300

Basement: None

LLD: -

Exterior: Concrete, See Remarks, Shingle Siding, Vinyl Siding

Zoning: M-G d55

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage

Inclusions: NONE

NEW PRICE REDUCTION FOR A QUICK SALE! AIR CONDITIONED HOUSE/GREAT LOCATION/ **Welcome to this stunning LARGEST CORNER UNIT townhome in the heart of Copperstone—offering one of the LARGEST layouts in the complex with 2,016 sq. ft. of upgraded living space and a rare DOUBLE ATTACHED GARAGE!** Step into a bright, modern, and versatile 3-bedroom, 2.5-bathroom home designed for comfort and style. The main floor flex room invites your creativity—it's the ideal space for a stylish home office, cozy reading nook, vibrant playroom, or elegant art studio. Let your imagination bring it to life! The open-concept kitchen and living area shine with natural light from extra corner windows. Enjoy a sleek **electric stove**, quartz countertops throughout, two-toned cabinetry, and a large quartz island—perfect for family meals or entertaining guests. Relax by the electric fireplace or step onto the oversized balcony with BBQ gas hookup for sunny afternoon grilling. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a double vanity ensuite. A full bathroom and convenient upper-floor laundry round out this level for ultimate practicality. Families will love being in a **school-rich community**—**multiple schools are just a short walk away**, making morning drop-offs and after-school activities a breeze. Parks, pathways, and amenities are also nearby in this **pet-friendly, family-focused neighborhood**. Modern finishes. Family-friendly layout. Fantastic location.* Don't miss your chance to own this incredible Copperstone gem—book your showings today.