



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

135 Copperfield Lane SE
Calgary, Alberta

MLS # A2228389



\$399,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,251 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Storage		

Inclusions: none

Welcome to one of the best values in Copperfield! This beautifully designed 2-bedroom, 3-bathroom townhome offers over 1,250 sq. ft. of comfortable living space, plus a finished basement and a single attached garage—all in a fantastic, family-friendly community. Step inside and you'll immediately notice the generous entryway, perfect for keeping life organized with a large closet and room to unload. Head up to the bright and airy living room, where soaring ceilings, a sunny south-facing window, and a cozy corner gas fireplace create the ideal space to relax or entertain. Step outside to your private deck—a great spot for grilling or enjoying your morning coffee. Just a few steps up, the functional kitchen and dining area overlook the living room and flow perfectly together, with a convenient half bath and laundry tucked around the corner. Upstairs, you'll find the perfect layout for families, roommates or guests with dual primary bedrooms, each featuring its own private ensuite bathroom and walk-in closet. The finished basement provides a quiet retreat, perfect for media room along with an additional storage space and the mechanical room where you'll find the updated hot water tank(2020) and newer high efficient furnace(2022). Copperfield Village is a well-managed, pet-friendly complex with low condo fees and a wealth of amenities just minutes away—including parks, schools, shopping, and more—this home delivers on style, space, and affordability. As a bonus for the new owner, the sellers will provide a Blanket Home Warranty Universal Home Service Program for additional peace of mind. Inquire for details.