



GRASSROOTS
REALTY GROUP

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

111 Copperfield Lane SE
Calgary, Alberta

MLS # A2229922



\$387,900

Division:	Copperfield		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 111 Copperfield Lane SE — a beautifully designed 4-level townhouse offering incredible value in the vibrant, family-friendly community of Copperfield! This thoughtfully laid-out 2-bedroom, 3-bathroom home features over 1,520 sq. ft. of comfortable living space, that includes a fully finished walkout basement and single attached garage! It is perfect for first-time buyers, small families, or investors. As you enter, you're welcomed by a generous entryway with ample closet space, ideal for keeping life organized. The bright and airy living room showcases soaring ceilings, and massive windows overlooking green space and park. Step out onto your private balcony to enjoy your morning coffee or evening unwind while taking in the park views. Just a few steps up, the open-concept kitchen and dining area feature newer stainless-steel appliances and, ample cabinetry. A 2-piece powder room and in-suite laundry complete this level. Upstairs, you'll find dual primary bedrooms, each with its own private ensuite bathroom and walk-in closet, providing the perfect layout for families, roommates, or guests. The fully finished walkout basement offers a flexible space ideal for a media room, home office, gym, or playroom, along with additional storage and the mechanical room. Copperfield Village is a well-managed, pet-friendly complex with low condo fees and is located close to schools, parks, walking paths, shopping, dining, and transit. With its modern layout, fantastic location, and unbeatable value — this home truly has it all. Don't miss your chance to make 111 Copperfield Lane SE your new home — book your private showing today!