



**GRASSROOTS**  
REALTY GROUP

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**136 Copperstone Cove SE**  
**Calgary, Alberta**

**MLS # A2232833**



**\$409,980**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	Garage remotes
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Townhome with Walkout in Copperfield 136 Copperstone Cove SE | 1,317 Sq Ft Above Grade | 1,737 Sq Ft Total This well-maintained townhome offers 1,317 sq ft above grade plus a partially finished walkout lower level—perfect for a home office or flex space. Featuring updated laminate flooring, new carpet on the stairs, and 9’ ceilings, the bright open-concept layout includes a spacious kitchen with stainless steel appliances, a large island, and west-facing balcony access from the living room. Includes a NEW Furnace. Upstairs, you’ll find two large dual primary bedrooms, each with excellent closet space and access to two full bathrooms. The owner’s bedroom includes a walk-in closet and private ensuite. The walkout level is above grade and partially finished, offering even more usable space. An attached 12.5' x 19' garage and full driveway provide parking for two vehicles. Enjoy a second-floor patio, plenty of visitor parking, and a well-managed complex with a central green space. Located close to parks, schools, shopping, and major routes—this move-in ready home is a fantastic opportunity in Copperfield. Contact us today for more details or to book your private showing.