



GRASSROOTS
REALTY GROUP

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240 Copperleaf Way SE
Calgary, Alberta

MLS # A2252751



\$445,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,370 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 229
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

The sellers are willing to cover one year of condo fees for the buyer. Welcome to this modern and functional 3 bedroom townhouse nestled in the desirable community of Copperfield. Thoughtfully designed for contemporary lifestyles, this home strikes the perfect balance between comfort, convenience, and style. Step inside to a bright, open-concept main floor that's ideal for everyday living and entertaining alike. The stylish kitchen offers ample cabinetry, sleek finishes, and flows effortlessly into the dining and living spaces. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a light filled primary retreat featuring a 4 piece ensuite and walk in closet. The top floor laundry adds everyday practicality and convenience. The ground level tandem garage easily fits two vehicles and offers extra room for storage or a home gym setup. An additional full length driveway provides even more parking ideal for guests or households with multiple vehicles. Whether you're a first time home buyer, a young family, or looking to simplify without sacrificing space, this well maintained home checks all the right boxes. Located within walking distance to schools, parks, and amenities, this is low maintenance living at its best. Don't miss your chance to make it yours!