



GRASSROOTS
REALTY GROUP

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126 Copperstone Villas SE
Calgary, Alberta

MLS # A2260615



\$399,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,457 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Conservation, Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
Inclusions:	Garage Door Controls		

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhouse nestled in the charming South East community of Copperfield, Calgary! This home offers the perfect balance of comfort, convenience, and serenity, with an inviting layout and a green space that provides a retreat-like atmosphere. From the moment you step inside, you'll be greeted by a bright and sunny main level with abundant natural light streaming through large windows, creating a warm and inviting atmosphere throughout. The heart of the home is the chef's kitchen, thoughtfully designed with stainless steel appliances, ample cabinetry, generous counter space —perfect for cooking, entertaining, or enjoying your morning coffee. The open-concept layout flows seamlessly into the spacious living and dining areas, offering plenty of room to relax or host friends and family. A main-floor powder room adds extra convenience for guests. Upstairs, you'll find two generous bedrooms, en-suite bathroom and additional 4 pc bath, providing comfort and privacy for everyone. The primary suite includes a large closet and tranquil views overlooking the protected green space. Step outside to your very own private patio—ideal for relaxing, or enjoying a quiet escape after a busy day. Whether you're sipping coffee on the patio or hosting a BBQ, this outdoor area is a rare and peaceful feature. This move-in-ready townhouse offers the perfect blend of comfort, functionality, and style—ideal for first-time buyers, young professionals, or anyone looking for low-maintenance living with outdoor space. Don't miss this opportunity—schedule your private tour today!