



**GRASSROOTS**  
REALTY GROUP

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**50 Copperstone Common SE  
Calgary, Alberta**

**MLS # A2261443**



**\$465,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully maintained townhome offering exceptional space and comfort in the desirable community of Copperfield situated on a walkout lot backing onto green space and walking trails! Featuring 3 bedrooms and 2.5 bathrooms, this home is perfect for families or anyone looking for a stylish and functional layout. The bright, open main level includes a welcoming foyer with access to the garage and a versatile walkout flex room. The second floor boasts an open-concept design with a spacious living room, dining area, and a beautifully upgraded kitchen complete with modern cabinetry, stainless steel appliances, and a large centre island perfect for entertaining. Off the dining room, step onto your private balcony that backs directly onto a walking trail and green space, offering peace and privacy. The upper floor features a generous primary bedroom with a 3 piece ensuite, along with two additional bedrooms and a full bathroom. Enjoy the convenience of a single attached garage plus driveway, giving you ample parking and storage. With its ideal location backing onto serene pathways and green space, this home offers both tranquility and accessibility. Located in a family-friendly community with nearby schools, parks, shopping, and easy access to Stoney Trail and Deerfoot, this move-in ready home is the perfect blend of comfort and convenience!