



GRASSROOTS
REALTY GROUP

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84 Copperstone Villas SE
Calgary, Alberta

MLS # A2264530



\$425,500

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,467 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to your new home in the family-friendly community of Copperfield! This beautifully designed 3-bedroom, 2.5-bathroom townhome offers both comfort and convenience, making it the perfect choice for families, first-time buyers, or anyone looking to enjoy a low-maintenance lifestyle in SE Calgary. Step inside and you'll immediately notice the bright, open-concept main floor that seamlessly connects the living, dining, and kitchen areas—ideal for entertaining or enjoying quiet family evenings. The modern kitchen comes complete with ample cabinetry, a functional layout, and great sight lines into the living space. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with its own private ensuite. The additional bedrooms are versatile—perfect for children, guests, or even a home office. This home also features a single attached garage plus a full driveway, allowing you to comfortably park two vehicles. A rare and convenient feature! Located just minutes away from schools, parks, shopping, restaurants, and public transit, this property also offers quick access to Stoney Trail and Deerfoot Trail, making commutes and weekend getaways a breeze. If you're looking for a home that combines style, space, and convenience, this Copperfield gem is one you won't want to miss!