



**GRASSROOTS**  
REALTY GROUP

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**219 Copperfield Lane SE**  
**Calgary, Alberta**

**MLS # A2264644**



**\$421,500**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2004 (21 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>	Landscaped, Lawn, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** Hutch in Kitchen and removable kitchen island

This charming 2-bedroom, 2.5-bath townhome in the family-friendly complex of Copperfield Village is perfect for first-time home buyers or investors looking for low-maintenance living. Conveniently located steps from the bus stop and within walking distance to parks, schools, and local amenities — this home is a must-see! Upon entering, you’ll find a bright, open entryway with tiled flooring and direct access to the single attached garage. The upper level features a spacious and cozy living room with soaring ceilings and access to the back patio that opens to street level. Continue up to the next level, where you’ll discover an open-concept kitchen and dining area featuring maple cabinetry, black appliances, a pantry for extra storage, and a second balcony just off the dining space. This level is completed by a 2-piece bath and a convenient laundry room with upper cabinets for added organization. The top floor offers two generous primary bedrooms, each with its own private ensuite bath and walk-in closet — ideal for roommates or guests. The finished basement provides additional living space that can easily serve as a rec room, office, or home gym, along with plenty of storage. With easy access to major roadways and all local amenities nearby, this beautiful home won’t last long!