



GRASSROOTS
REALTY GROUP

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304 Copperstone Manor SE
Calgary, Alberta

MLS # A2264886



\$484,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,748 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Landscaped, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mount, Curtain Rods, Curtain Sheers, Blinds, Lattice and Turf on Patio.

Why settle for less? This home offers the most square footage for the price in Copperfield! Welcome to this LARGE, fully finished, CORNER UNIT townhome in the heart of Copperfield! This 3 bedroom 3.5 bathroom home blends modern design with everyday comfort. The sun soaked open concept home features upgraded pot lights, wide plank laminate flooring (carpet only on stairs), an electric fireplace, and a spacious kitchen with quartz countertops, stainless steel appliances, herringbone backsplash, large island, and an induction stove with a gas line available if preferred. The rare WRAP AROUND SOUTH FACING balcony is perfect for relaxing or entertaining and includes a gas line for your BBQ. The lower level flex space with a full bathroom offers endless possibilities for a home office, gym, living room, or guest area. Upstairs, all 3 bedrooms let in a ton of natural light and the primary suite features a double sink ensuite and walk-in closet. Additional highlights include AIR CONDITIONING, a water filtration system, upgraded shaker style cabinetry, vanity with extra storage in the powder room, extra windows, and a DOUBLE ATTACHED GARAGE with a MAN DOOR and extended driveway; rare to only specific corner units in the complex. Ideally situated just a short 3-minute walk from Copperfield School, this home offers convenient access to nearby parks, pathways, and all the community's amenities. Nestled in a welcoming, family-friendly complex and surrounded by GREAT NEIGHBOURS, this home provides the perfect setting for comfortable family living. Reach out to book your showing of this move in ready home and make sure to check out the 3D Tour!