



GRASSROOTS
REALTY GROUP

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640 Copperstone Manor SE
Calgary, Alberta

MLS # A2265194



\$524,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,019 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Concrete, Shingle Siding, Vinyl Siding	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: n/a

Welcome to this beautifully upgraded 2024-built townhome in the desirable community of Copperfield, offering over 2,000 sq. ft. of modern living space with a double attached garage. This bright and spacious 3-bedroom, 2.5-bath home features an open-concept main floor with large corner windows that fill the space with natural light. The gourmet kitchen includes quartz countertops, cabinetry, a large island, and an electric stove, perfect for both everyday living and entertaining. The living room is highlighted by a stylish electric fireplace and provides access to an oversized balcony with a BBQ gas line. Upstairs, the primary suite showcases breathtaking Rocky Mountain views, a walk-in closet, and a luxurious ensuite with dual vanities. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The main floor flex room is fully developed and currently used as a home office, offering a quiet and functional space ideal for remote work or study. Enjoy added privacy with no townhomes directly behind, giving the backyard a more open, unobstructed feel. Located in a family-friendly, pet-friendly neighborhood, this home is just minutes from schools, parks, pathways, and everyday amenities. Modern finishes, open views, and a prime Copperfield location — this home truly has it all.