



GRASSROOTS
REALTY GROUP

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116 Copperstone Villas SE Calgary, Alberta

MLS # A2271768



\$400,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,516 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: All additional flooring and paint in storage area.

Welcome to this beautiful 2-bedroom, 2.5-bathroom townhome in the quiet and private Copperfield Chalet community at 116 Copperstone Villas SE. With modern finishes, a functional layout, and rare natural wetland views, this home offers the perfect blend of comfort, convenience, and lifestyle. Step inside to a bright, open-concept main level where large windows and thoughtful design make the space feel warm, inviting, and spacious. The heart of the home is the stunning chef-inspired kitchen, complete with white cabinetry, quartz countertops, stainless steel appliances, a large centre island, and seamless access to your private deck—ideal for morning coffee, evening BBQs, or simply taking in the serene surroundings. The main floor also features generous living and dining areas, creating an effortless flow for both everyday living and entertaining. A convenient 2-piece powder room completes this level. Upstairs, you’ll find two spacious primary-style bedrooms, each with its own walk-in closet and private ensuite, offering outstanding comfort and privacy—perfect for roommates, guests, or a growing family. The lower level adds even more versatility with a dedicated tech/flex room, ideal for a home office, workout area, or creative space. An attached garage provides both convenience and additional storage. What truly sets this home apart is its setting: backing onto Copperfield’s beautiful walking trails and protected Alkali wetlands, offering a peaceful buffer from traffic and a natural, retreat-like atmosphere right outside your door. Playgrounds, green spaces, schools, and everyday amenities are all just steps away, making this location as practical as it is picturesque. This move-in-ready townhome is an excellent match for first-time buyers, young professionals, investors, or anyone seeking low-maintenance living without compromising on

style or surroundings. Don't miss your chance to experience Copperfield Challet living—book your private showing today!