



GRASSROOTS
REALTY GROUP

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300 Copperstone Cove SE
Calgary, Alberta

MLS # A2275876



\$449,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Close to Clubhouse, Few Trees, Landscaped, Level, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to a rare and beautifully designed two storey townhome, a true find in today's market and not a typical stacked layout. This home has been meticulously maintained and thoughtfully upgraded throughout, making it one of the most upgraded units in the complex. Featuring THREE BEDROOMS and located in the highly desirable community of COPPERFIELD, this home sits right in the heart of the neighbourhood, NEXT TO THE COMMUNITY CENTRE, an absolute PARADISE FOR KIDS and a dream location for families. The area is EXTREMELY FAMILY FRIENDLY with SCHOOLS, PARKS, AND SHOPPING WITHIN WALKING DISTANCE. The main floor offers an open and inviting layout with 9 FOOT CEILINGS, NEW PAINT, and NEW CARPET. The spacious living room flows seamlessly into a modern OPEN CONCEPT KITCHEN featuring NEW STAINLESS STEEL APPLIANCES, a WATERFALL ISLAND, and PROFESSIONALLY INSTALLED HIGH END QUARTZ COUNTERTOPS. LAMINATE FLOORING THROUGHOUT THE MAIN LEVEL is complemented by LED POT LIGHTS that brighten the space beautifully. A TWO PIECE BATHROOM and welcoming foyer complete the main level. Upstairs, the SPACIOUS PRIMARY BEDROOM includes a WALK IN CLOSET and PRIVATE ACCESS TO THE MAIN BATHROOM. The SECOND BEDROOM IS ALSO VERY SPACIOUS and filled with NATURAL LIGHT. With NO NEIGHBOURS IN FRONT and EXCELLENT PRIVACY AT THE BACK, this home offers both openness and comfort. The lower level includes a THIRD BEDROOM, ADDITIONAL STORAGE SPACE, and DIRECT ACCESS TO THE ATTACHED GARAGE. The DRIVEWAY PROVIDES AN EXTRA PARKING SPOT, plus PLENTY OF STREET PARKING nearby. Additional upgrades include a TANKLESS WATER HEATER,

WATER SOFTENER, HIGH EFFICIENCY FURNACE, and LUXURY VINYL PLANK FLOORING IN THE BATHROOMS. This is a truly MOVE IN READY HOME, offering layout, location, and upgrades all in one.