



**160 Copperleaf Way SE
Calgary, Alberta**

MLS # A2277493



\$499,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,761 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, See Remarks		
Lot Size:	-		
Lot Feat:	Other, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: IKEA PAX wardrobe combination in the primary bedroom closet, curtain rod, and blinds.

OPEN HOUSE: SUNDAY, MARCH 22, 2026, 12 PM - 2 PM - Welcome to this beautifully maintained end-unit townhouse in the vibrant, family-friendly community of Copperfield. Perfect for first-time buyers, young families, or investors, this home offers a functional layout, modern finishes, and versatile living spaces, with nearly 1,800 sqft of comfortable living space. The main floor features a bright, open-concept design with a welcoming fireplace in the living room, creating a cozy and inviting atmosphere. The well-appointed kitchen offers plenty of cabinetry and counter space, while the generous dining area is perfect for everyday living and entertaining. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three comfortable bedrooms, including a spacious primary bedroom with its own 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom provide ample space for family, guests, or a home office. The upper level also includes a laundry room, adding extra convenience for everyday living. The lower level adds even more flexibility with a large office or multi-purpose room, ideal as a home workspace, gym, or recreation area. A 3-piece bathroom adds additional convenience. The home also features an oversized attached garage and a concrete driveway, providing parking for up to 4 vehicles and extra storage space. This property is perfectly located for families: the local school is just a 6-minute walk (1-minute drive) away, while the Copperfield Tennis Courts and Copperfield Community Center are only 2 minutes by car, making recreation and activities easily accessible. Residents also enjoy proximity to parks, playgrounds, walking paths, shopping, and major roadways, combining convenience with a quiet neighbourhood atmosphere. Don't miss this fantastic opportunity to own a well-located townhouse in

one of Southeast Calgary's most desirable communities.