



GRASSROOTS
REALTY GROUP

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628 Copperstone Manor SE
Calgary, Alberta

MLS # A2277963



\$460,000

Division:	Copperfield		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,427 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 259
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Step into modern comfort with this beautifully designed 2-bedroom, 2.5-bath townhome in the heart of Copperfield. Built in 2024, this bright and contemporary home offers over 1,400 sq. ft. of living space with clean lines, smart design, and quality finishes throughout. The open-concept main living area on the second floor is filled with natural light and features engineered laminate flooring, a stylish kitchen with quartz countertops, upgraded cabinetry, and stainless steel appliances. The spacious living and dining areas flow seamlessly to the balcony with a BBQ gas line—perfect for morning coffee or summer grilling. Upstairs, you’ll find two comfortable bedrooms, each with its own full bathroom, plus convenient upper-floor laundry. The ground level offers a tandem double garage (16’ x 40’) and access to a private rear patio space—great for relaxing or adding some greenery. Additional highlights include low condo fees (\$259/month), new home warranty coverage, and a quiet location close to parks, playgrounds, schools, and shopping. Whether you’re a first-time buyer, young professional, or looking for a low-maintenance lifestyle in a growing community, this townhome checks all the boxes.