



**GRASSROOTS**  
REALTY GROUP

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**646 Copperstone Manor SE**  
**Calgary, Alberta**

**MLS # A2281833**



**\$459,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 259
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d55
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV Bracket

THIS ONE SHOWS PRIDE OF OWNERSHIP!!! Shows Like new with almost 1600 sq ft of development. Built in 2024 with many builder upgrades. The kitchen offers Frigidaire Series Stainless Steel Appliance package including a built in microwave, black hardware package throughout, upgraded lighting throughout and the optional 2 tone kitchen cabinet package. Quartz countertops, black faucets and upgraded back splash. The main floor offers 9 ft ceilings, engineered laminate plank flooring. and a large living room with direct access to the balcony. There is also a separate dining room with room for a large table. The upstairs features 2 massive bedrooms. The master bedroom ensuite has double sinks, large walk-in shower, quartz countertops and a walk-in closet. The 2nd bedroom has double closets. Lots of room for your toys in the Double Attached Tandem garage that is almost 40 ft long. The garage is a great location for a home gym or office. Located close to schools, walking and bike paths, shopping, banks and restaurants.