



**646 Copperstone Manor SE
Calgary, Alberta**

MLS # A2281833



\$459,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 259
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	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.