



**240 Copperleaf Way SE**  
**Calgary, Alberta**

**MLS # A2285579**



**\$439,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<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, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		
<b>Inclusions:</b>	None		

Modern Sophistication, Rare Privacy, & Exceptional Value in Copperfield. Welcome to 240 Copperleaf Way SE, a meticulously maintained 3-bedroom townhouse that perfectly balances premium positioning with contemporary design. A Rare Sense of Privacy: Uniquely situated within the complex, this home offers a superior level of privacy with no direct views of neighboring units. Instead, the property overlooks detached residences with a significant setback, providing an open, residential feel and an abundance of natural light. Designed for Lifestyle: Step inside to a bright, open-concept main floor defined by soaring 9-foot ceilings that amplify the sense of space. The stylish kitchen, featuring sleek finishes and a central breakfast bar, flows effortlessly into airy dining and living areas—perfect for both daily life and sophisticated entertaining. Exceptional Features: • Ultimate Parking: Ground-level tandem garage with extra storage, complemented by a full-length driveway for a rare 3rd dedicated parking spot. • Convenience: The upper level features a sun-drenched primary suite with a 4-piece ensuite and walk-in closet, plus two additional bedrooms and top-floor laundry. • Low Monthly Costs: Benefit from low condo fees that ensure a hassle-free, low-maintenance lifestyle without breaking the budget. Unbeatable Walkability: • Copperfield School (K-5): 4-minute walk (290m). • St. Isabella (K-9): 12-minute walk (850m). • Recreation: Steps from scenic Copper Pond pathways and playgrounds. With quick access to 52nd St and Stoney Trail, this home offers suburban tranquility with urban accessibility. Low-maintenance living at its finest—book your private showing today!