



**325 Copperstone Manor SE  
Calgary, Alberta**

**MLS # A2288214**



**\$439,500**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Secured, Single Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G d55
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	N/A		

**\*\* 325 COPPERSTONE MANOR SE \*\* THIS ELEGANT 2 BEDROOM/2 BATHROOM UNIT WITH OVER 1400 SQUARE FEET OF LIVING SPACE AWAITS YOU!** This beautifully decorated and sun drenched 3-storey townhouse is perfect for the empty nesters or young couple starting out in their very first new home. Situated in the center of the complex, with a front patio, enter and take notice of the main floor retreat with closet storage and garage access, you get a taste of the finishings that await you further inside. The finishings and features include high quality vinyl plank flooring end to end on the main, the perfect chef's island kitchen with quartz, stainless steel appliances including a Frigidaire over the range microwave oven, built in dishwasher, stove and range, adjacent to the formal dining room with possible seating for up to 10. The cozy living room provides enough space for larger furniture or multiple pieces for those relaxing evenings. The 3rd upper level features carpeting end to end, equipped with stackable laundry, an oversized primary bedroom with loads of dual closet space and a 4-piece ensuite, and enough space for a king bed. The second bedroom is great for guests, the new baby or the teen with it's own 4-piece ensuite. The enormous insulated and drywalled garage is equipped with a utility furnace room, a single stall, plus amazing storage potential, that may include the recreation motorcycles, kayaks or more. The complex is very well built, surrounded by trees, landscaped, trees and shrubs and visitor parking nearby. With proximity to multiple schools, shops of McKenzie, Stony Trail access nearby and more. No disappointments, a must see.