



**203 Copperstone Park SE  
Calgary, Alberta**

**MLS # A2291310**



**\$399,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	On Street, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landsc		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to one of the best located units in the complex, perfectly positioned on a sunny SW facing corner lot in the highly desirable and family friendly community of Copperfield. This 2 storey townhome offers 4 bedrooms and 3 bathrooms, making it an excellent opportunity for growing families, first-time buyers, or investors looking to expand their portfolio. The bright open-concept main floor is filled with natural light thanks to the abundance of windows surrounding the corner unit. The spacious living and dining areas flow seamlessly into the well appointed kitchen, featuring stainless steel appliances, ample cabinetry, generous counter space, and a convenient central island perfect for meal preparation, entertaining, or casual dining. Upstairs you'll find generously sized bedrooms, including a comfortable primary suite complete with a private 4-piece ensuite and a large walk-in closet. The additional bedrooms offer plenty of space for family members, guests, or a home office. In the basement You will find the large 4th bedroom plus washer and dryer area in a partially finished space that awaits your finishing touch. Enjoy the benefits of low maintenance living while still having access to beautiful outdoor spaces. The home is located adjacent to green space and landscaped common areas, providing a welcoming outdoor setting with covered multi use gathering space and pathways just steps from your door. Convenience continues outside with a private front concrete patio and rear parking pad accessed from the back lane, located right beside the rear entrance. includes additional street parking directly in front of the home for guests. This fantastic location places you close to everything Copperfield has to offer, including parks, playgrounds, pathways, and ponds, as well as easy access to shopping, restaurants, and major commuter routes such as Stoney Trail

and Deerfoot Trail. Copperfield School (K-5) St. Isabella Elementary / Junior High School Dr. Martha Cohen School (Grades 5-9) Nearby high school options including Joane Cardinal-Schubert High School Residents also enjoy being minutes from South Trail Crossing Shopping Centre, Mahogany Village Market, Seton Urban District, the South Health Campus, YMCA, grocery stores, restaurants, fitness centres, and transit options. A fantastic opportunity to own a spacious townhome with low condo fees in one of Southeast Calgary's most sought-after communities don't miss it! and call it yours today