



**79 Copperfield Court SE
Calgary, Alberta**

MLS # A2291671



\$405,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,240 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Few Trees, See Remarks, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, See Remarks, Walk-In Closet(s)		

Inclusions: Shelving in garage

This lovingly maintained Townhome is perfect for a young family or empty nesters alike, nestled in the vibrant community of Copperfield, which boasts numerous parks, playgrounds, and green spaces. Indulge in an absolute abundance of amenities including numerous ponds with pathways, including Stillwater Pond, Wildflower Pond, 7+ parks with playgrounds, a community center with an ice rink, basketball court, and tennis courts. Enjoy easy access to 130th Avenue (Walmart, Superstore, Home Depot), High Street in McKenzie Towne, the shops at South Trail Crossing, and quick commutes via Deerfoot Trail and Stoney Trail. As you enter the unit from the convenience of your own private garage, the front entrance boasts a large entryway with a coat closet. You will be impressed by the spacious, well-designed layout that creates a truly seamless flow for everyday living and entertaining. The living room invites cozy evenings and is beaming with natural light from soaring windows allowing light to pour inside, providing direct access to the large deck with a lovely grass and tree area, perfect for sipping your morning coffee or just relaxing and enjoying the natural outdoor space. The efficient kitchen includes newer stainless-steel appliances for the chef in the family, backsplash, faucet, accent lighting, and painted cabinets. While preparing dinner, you will enjoy the view to the family room, while you entertain guests in the adjoining dining area, complete with an area for a wall cabinet. The strategically designed floor plan provides a powder room for guests, with a dedicated laundry and storage room. Upstairs includes two generously sized bedrooms with a primary suite that features a large walk-in closet as well as a 4-piece ensuite and a second bedroom that features a walkthrough closet with its own 3-piece ensuite. This is the perfect

privacy set up for your children, or a fantastic way to welcome overnight guests. At 1239.8 square feet, this Townhome has plenty of room for living comfortably. The basement offers another 238.8 SF of space including a recreation room, utility room, and ample storage. With some creativity, this could be an awesome area to kick back and enjoy. This is a fantastic opportunity. From outdoor activities to nearby amenities, you will discover why this community is one of Southeast Calgary's most desirable areas. Don't miss out, book your showing today!