



**GRASSROOTS**  
REALTY GROUP

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**100 Copperstone Villas SE**  
**Calgary, Alberta**

**MLS # A2291995**



**\$389,500**

|                  |                                                              |               |                  |
|------------------|--------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Copperfield                                                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                        |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                           |               |                  |
| <b>Size:</b>     | 1,492 sq.ft.                                                 | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2                                                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Tandem                               |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                                                    |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind, Wetlands |               |                  |

|                    |                                                                                  |                   |          |
|--------------------|----------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                        | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | \$ 260   |
| <b>Basement:</b>   | None                                                                             | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                         | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | Poured Concrete                                                                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage |                   |          |

**Inclusions:** None

2 BEDROOMS | 2 1/2 BATHROOMS | 3-STOREY TOWNHOME | 1,491 SQFT OF LIVING SPACE | WALKOUT | ATTACHED GARAGE | UNOBSTRUCTED VIEWS | Welcome to this beautiful townhome in the desirable Copperfield Chalet community, offering 1,491 sqft of thoughtfully designed living space with a bright open layout and modern finishes throughout. Perfectly located in a quiet complex close to parks, walking paths, schools, and amenities, this home combines comfort, functionality, and lifestyle. Step inside to a welcoming entry level featuring a foyer, access to the attached double (tandem) garage, and a walkout lower level space that is ready for your personal touch, perfect for a future office, gym, recreation area, or additional storage. The walkout leads to a patio area, offering additional outdoor space to enjoy. As you make your way upstairs, you'll find the bright and open main floor living area designed for both everyday living and entertaining. The spacious living room flows seamlessly into the dining area and kitchen, creating a warm and inviting atmosphere. The kitchen features quartz countertops, a large island with seating, and a convenient pantry located just off the kitchen and dining area for additional storage. The kitchen opens onto a balcony with beautiful unobstructed views, making it the perfect place to enjoy your morning coffee or evening BBQs. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary retreat offers plenty of room to relax and includes a 4-piece ensuite and a large closet. A second generous bedroom, an additional 4-piece bathroom, and upper-level laundry provide both comfort and convenience for family or guests. Located close to playgrounds, ponds, schools, walking and bike paths, and everyday shopping, this home offers the perfect blend of low-maintenance living and

community lifestyle. With easy access to major routes and all the amenities Copperfield has to offer, this is an excellent opportunity for first-time buyers, investors, or anyone looking for modern townhouse living. Furnishings are available for inclusion in the purchase price. Reach out to book a private showing today!