



**113 Copperstone Park SE
Calgary, Alberta**

MLS # A2295971



\$425,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

DOUBLE ATTACHED GARAGE | OVER 1600 SQFT | FRONTING ONTO A PARK | IDEAL TOWNHOME LAYOUT | Welcome to 113 Copperstone Park SE, a beautiful 3 bedroom 2.5 bathroom townhome located in the quiet Copperfield Chalet complex, perfectly positioned fronting onto a park and just steps from Copperfield's walking trails and the Alkali wetlands, ideal for walking the dog or enjoying an evening stroll this summer. The main floor offers a bright open concept layout filled with natural light, featuring a spacious living room, a generous dining area, and a convenient 2pc bathroom. The large kitchen is designed for both everyday living and entertaining, complete with quartz countertops, stainless steel appliances, a large walk in pantry, and a central kitchen island with built in storage. The living area is centred around a beautiful electric fireplace and looks directly out to the park in front, creating a comfortable space for relaxing, movie nights, or spending time with friends and family. Upstairs you will find a large primary bedroom with a massive walk in closet and a 4pc ensuite, again overlooking the greenspace out front. This level also features 2 additional well sized bedrooms that work perfectly for kids, guests, or a home office, along with another full 4pc bathroom. The lower level includes the laundry and mechanical room, as well as a large unfinished space with a big window that offers plenty of storage or potential for future development, along with direct access to the double attached garage which completes this ideal townhome layout. Out front you will also find a private patio equipped with a gas line and fronting onto the greenspace, a perfect spot for summer barbecues and relaxing outdoors. Located in the heart of Copperfield, you are within walking distance to schools, parks, and playgrounds, with shopping, groceries, and transit just

minutes away. This immaculate townhome is a perfect option for first time buyers, young professionals, investors, or anyone looking for low maintenance living in a great location. Please book your private showing today.