



**44 Copperstone Common SE
Calgary, Alberta**

MLS # A2297586



\$375,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 260
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None.

Pull up and you've got your own garage door and driveway. The complex is a clean modern townhouse in red and grey, well kept, and your unit sits at the entry level with the garage below. Coming in through the mud room, it's wide and bright with real separation between the garage and the living space above. Stairs take you straight up to the main floor where the kitchen, dining, and living all flow together with west-facing windows pulling light across the whole floor. Dark laminate runs throughout against white walls and 9-foot ceilings. The kitchen has white upper cabinets, a long island with seating, subway tile backsplash, and stainless steel appliances including a gas range. There's a pantry closet off the kitchen with full wire shelving floor to ceiling, more storage than most kitchens this size offer. Dining fits a round table for four right beside the kitchen and the living room handles a full sofa setup with room to spare. Off the back is a deck with open sky and unobstructed views of the reserve, no neighbours behind you. Heading upstairs, the primary bedroom fits a queen comfortably with room on both sides, a walk-in closet with rod and shelving, and a 4-piece ensuite with tub and window. The second bedroom is a solid size, also fits a queen, with two windows looking out to the back, and its own separate 4-piece bathroom right next door. Stacked front-load washer and dryer are in their own closet on this level. Down to the lower level, the rec room has drywall, built-in shelving along one wall, and a walkout to the fenced backyard and the Rotary/Mattamy Greenway path directly behind the property. Ceiling is unfinished but the space is fully usable right now. Garage access is on this level, single stall, drywalled, with room for storage alongside the vehicle. The balcony and the yard both look out over open reserve with nothing blocking the horizon. For a townhouse at

this price it's a hard setup to find.