



GRASSROOTS
REALTY GROUP

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267 Copperstone Cove SE
Calgary, Alberta

MLS # A2138446



\$479,900

| | | | |
|------------------|------------------------------------------|---------------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,473 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac | | |

| | | | |
|--------------------|-----------------------------------------------|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 391 |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-G d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan | | |

Inclusions: None

MOVE IN READY AND FRESHLY PAINTED unique great floor plan, spacious 2 bed 2.5 bath, 2-storey townhome nestled in Copperfield. Enter into open layout with 9' ceiling, dining area, kitchen, powder room & living room that opens into rear pouch to enjoy your barbecues. Venture upstairs to discover the UPPER FLOOR, 2 BEDROOMS, 2 ENSUITES with WALK-IN-CLOSETS and a spacious LAUNDRY ROOM. Basement is partially developed, which includes under the stairs storage, a rec room, and a utility room that opens into a DOUBLE GARAGE that has a conveniently located water tap. The well-maintained Copperfield community ensures a safe, inviting atmosphere for families. The proximity to schools and shopping centres adds to the convenience of daily life. This home offers a delightful combination of comfort, style, and convenience. Don't miss the opportunity to own this exceptional property with LOW CONDO FEES. This can also be a very profitable rental property. This home is well cleaned, well kept and professionally managed. Easy access to South Health Hospital, major transportation routes and bus service.