



GRASSROOTS
REALTY GROUP

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**70 Copperstone Common SE
Calgary, Alberta**

MLS # A2175412



\$452,500

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,469 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	None, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Dishwasher, Electric Stove, Microwave Hoodfan, Refrigerator, Washer/Dryer-Stacked, Window Coverings

Back on Market. This gorgeous Townhome in Copperfield offers an abundance of natural light and high ceilings. The second floor features 2 spacious bedrooms, including a primary with an ensuite, plus a second full bathroom and UPPER-LEVEL LAUNDRY. The open-concept main floor includes a bright living, dining, and kitchen area with QUARTZ COUNTERTOPS and STAINLESS-STEEL APPLIANCES. Enjoy the REAR BALCONY with GREEN VIEWS and NO NEIGHBOURS BEHIND. The above-grade lower level offers ample storage, a built-in shoe cabinet, and a partly finished area, that WALKS OUT to the rear GROUND FLOOR CONCRETE PATIO, that could be converted into a rec room or extra bedroom. There is also a SINGLE ATTACHED GARAGE offering extra space for tires and storage, a DRIVEWAY that accommodates another vehicle, and convenient VISITOR PARKING just a few steps away. This home has been PROFESSIONALLY CLEANED and FRESHLY PAINTED, with CARPETS THOROUGHLY WASHED, making it truly MOVE-IN READY. Plus, enjoy a large PLAYGROUND/PARK right in front of the complex. Don't miss out—schedule your viewing today!