



**260 Copperleaf Way SE  
Calgary, Alberta**

**MLS # A2183371**



**\$469,999**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, See Remarks		

**Inclusions:** NONE

Welcome to this gorgeous interior 3 Storey townhome - the Dorian model conveniently located near all amenities. This townhouse offers 3 bedrooms on the upper floor and 2.5 bathrooms and a partially finished bedroom on the ground floor which can serve as an office space or flex area. This home features beautiful finishes that include wide plank laminate floors, quartz counter tops throughout the home, stainless steel appliances, front load washer and dryer, blinds and a sleek a modern fireplace and a good size balcony with BBQ gas line for summer entertainments. The 3rd floor features 3 bedrooms with a large master suite - 4-piece ensuite with a walk-in closet, fully upgraded with quartz, laundry on upper floor completes this floor. The 2-car attached garage is a great addition, keeping your vehicle warm during winters. CALL TODAY!!!