



**296 Copperstone Cove SE
Calgary, Alberta**

MLS # A2202081



\$419,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cedar, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: None

Welcome to this charming 2-bedroom townhouse located in Copperfield Chalets complex in the heart of Copperfield community, offering a perfect blend of comfort, style, and convenience! Overlooking Wildflower Pond, this home is surrounded by scenic pathways, parks, tennis courts, and top-rated schools—all just a short walk away. Plus, shopping and everyday essentials are conveniently located across the street. With over 1750sqft developed space on all 3 levels, including walkout basement, this home is perfect for growing families or those in need of additional space. The main floor flows effortlessly, offering a spacious living room filled with natural light, a dining area, and a well-appointed kitchen with newer stainless steel appliances—all set under 9 ft. ceilings for an airy and inviting feel. Upstairs, you'll find two generously sized bedrooms, including a primary suite with direct access to a Jack & Jill bathroom, complete with dual vanities for added convenience. The walk-in closet provides an excellent storage solution. Upstairs laundry is a nice bonus for comfort living. The finished basement adds even more flexibility—it can be used as a play area, home office, guest room, or additional living space. Plus, with its rear walkout entrance, it offers even more functionality. Additional features include an attached single garage, a driveway for extra parking. This townhome is ideal for small families, professionals, or first-time buyers. Don't miss this incredible opportunity—schedule your private showing today!