



GRASSROOTS
REALTY GROUP

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224 Copperleaf Way SE
Calgary, Alberta

MLS # A2204441



\$465,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, On Street, Single Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 229
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Stone Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome home to your bright, open concept, modern, and brand new townhouse! Located right next to a green space and close to schools and amenities, this home is perfect for a young family starting out, couple, or professional single. Beautiful townhouse with the perfect location in a newly built community. Right across from K-5 Copperfield school, playground, huge park, a block to the outdoor rink, community association, pond, and a quick drive to all amenities! Up the stairs you are greeted with an open floor plan including a bright and spacious living room, kitchen, half bath and dining room. Your brand new kitchen has a big island, stainless steel appliances, lots of counter space, and tons of cabinets, with large deck with more than enough room for patio furniture and a BBQ to enjoy the summer months coming up. The primary bedroom has generous room for a king-sized bed, as well as a walk-in closet and master ensuite with double vanity sinks. Also upstairs is your laundry room, made for convenience, two more bedrooms and another beautiful bathroom. This is a spacious and comfortable townhouse in a great neighborhood. With low condo fees, this townhome has exactly what you're looking for! Book your showing today!