



**50 Copperstone Common SE  
Calgary, Alberta**

**MLS # A2292369**



**\$390,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this freshly painted and professionally cleaned townhome in the sought-after community of Copperfield, offering the perfect blend of comfort, style, and convenience. Ideally situated on a sunny south-facing walkout lot backing directly onto green space and walking pathways, this home is filled with natural light throughout the day and offers a peaceful setting rarely found in townhome living. Featuring 3 bedrooms and 2.5 bathrooms, this well-designed home is ideal for families, professionals, or first-time buyers. The main level welcomes you with a spacious foyer, access to the attached garage, and a versatile walkout flex space that can be used as a home office, gym, or additional living area. The bright and open second level is designed for both everyday living and entertaining, featuring a spacious living room, dining area, convenient pantry, and stylish kitchen complete with modern cabinetry, stainless steel appliances, and a large centre island. Step out from the dining area onto your private balcony overlooking the pathways and green space, the perfect place to enjoy your morning coffee or unwind after a long day. Upstairs, the generous primary retreat features a private 3-piece ensuite, while two additional bedrooms and a full bathroom provide plenty of space for family, guests, or a home office setup. The single attached garage and full driveway offer ample parking and storage. Located in a family-friendly community close to schools, parks, playgrounds, shopping, restaurants, and major routes including Stoney Trail and Deerfoot Trail, this move-in-ready home offers exceptional value in one of Calgary's most popular southeast communities.