



**205 Copperstone Park SE
Calgary, Alberta**

MLS # A2305692



\$389,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: The shelving units in upperfloor bedroom, all the steel shelving in the closets.

What if you could own a full townhouse with a finished basement, 3 bedrooms, and 2.5 bathrooms for the price of a condo? Welcome to this incredible opportunity in Copperfield, one of southeast Calgary's most family-friendly and established communities. With over 1,300 sq. ft. above grade plus a fully finished basement, this home offers exceptional value and a highly functional layout. The main floor features an open-concept design with laminate flooring throughout, a spacious dining area, and a central kitchen with a large island, ample cabinetry, and dedicated pantry storage. The bright living room provides plenty of space to relax or entertain, while a convenient half bath and rear entry with direct access to your parking stall complete the level. Upstairs, you'll find two generously sized bedrooms, both with great storage, including a spacious primary, along with a Jack-and-Jill bathroom, upper-level laundry, and additional linen space for everyday convenience. The fully finished basement is a standout, featuring luxury vinyl plank flooring, a large rec area, a third bedroom, and a full 4-piece bathroom, perfect for guests, a home office, or additional living space. Recent updates and features include a brand new fridge (2025), brand new hot water tank (2026), smart thermostat, and smart locks with doorbell, adding comfort, efficiency, and peace of mind. Set on a quiet street directly across from green space, playgrounds, and sports courts, this location is ideal for families and anyone who enjoys the outdoors. You're also just minutes from schools, shopping, walking paths, and major roadways for an easy commute. With condo fees under \$300/month covering snow removal, lawn care, exterior insurance, and management, this is a low-maintenance lifestyle without sacrificing space. If you've been looking to move into homeownership

without settling for a small apartment, this is the kind of value that's hard to find.