



**120 Copperstone Villas SE
Calgary, Alberta**

MLS # A2315068



\$389,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,453 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: TV mount and mirror in entryway.

Welcome to this stunning 3 storey townhome in the sought after Copperfield Chalet community, offering over 1,450 sqft of stylish and functional living space with modern finishes and incredible unobstructed views. Tucked into a quiet, well maintained complex close to parks, pathways, schools, shopping, and everyday amenities, this home perfectly blends comfort, convenience, and lifestyle. Step inside to a welcoming entryway with access to the single car garage and a versatile walkout lower level ready for your personal touch. Whether you envision a home office, gym, recreation space, or extra storage, this flexible area opens directly onto a private patio, creating even more space to relax and enjoy. Head upstairs to the bright and open main living area designed for both entertaining and everyday living. The spacious living room flows seamlessly into the dining area and beautifully appointed kitchen, creating a warm and inviting atmosphere throughout. The kitchen features quartz countertops, a large island with seating, sleek cabinetry, and a convenient pantry for added storage. Step out onto the balcony and take in the beautiful open views while enjoying your morning coffee or summer BBQs. A stylish 2 piece powder room completes this level. Upstairs, the spacious primary retreat offers the perfect place to unwind, complete with a large closet and private 4 piece ensuite. A second generous bedroom, another full 4 piece bathroom, and upper floor laundry add comfort and convenience for family, guests, or roommates. Located just steps from playgrounds, ponds, walking and biking paths, schools, and shopping, this home offers the ideal low maintenance lifestyle in one of Copperfield's most desirable communities. With easy access to major routes and everything the area has to offer, this is an incredible opportunity for first time buyers, or anyone

looking for modern townhouse living. Contact your favorite Realtor today and experience everything this beautiful home has to offer.