



**GRASSROOTS**

REALTY GROUP

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**187 Copperstone Cove SE  
Calgary, Alberta**

**MLS # A2317494**



**\$379,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* OPEN HOUSE: Saturday, 11 July at 1:00-3:00pm \*\*** Welcome to the Cove in Copperfield! This bright, spacious, and modern 2-bedroom, 2.5-bathroom townhome offers the ultimate blend of suburban tranquility and urban convenience. Tucked away in a quiet cove with minimal through-traffic, this property provides a safe, peaceful location that is perfect for anyone looking to escape the city noise without sacrificing connectivity. The thoughtfully designed layout maximizes both comfort and function. The main floor welcomes you with a modern kitchen equipped with ample cabinetry, a dedicated pantry, and a kitchen island that naturally serves as the heart of the home. This culinary space flows effortlessly into a spacious living and dining area with lots of natural light, making it perfect for both daily relaxing and entertaining guests. The upper level features two dual primary suites, each boasting its own private en-suite bathroom and a generous walk-in closet. Perfectly positioned between them is a large, dedicated laundry room, putting convenience right where you need it most. Downstairs, the unfinished basement serves as a blank canvas awaiting your personal touch, ideal for a future home gym, media room, or extra storage. Complete with a double attached garage and beautiful green space right outside your front door, this home offers effortless, low-maintenance living at its finest. Copperfield is a highly regarded community in SE Calgary known for its mature neighbourhood charm and incredible amenities. You are just moments away from Copperpond and its extensive network of paved trails, walking distance to schools and can enjoy unparalleled access to Southeast Calgary's best shopping, dining, and entertainment at 130th Avenue SE / South Trail Crossing, McKenzie Towne's High Street, and the rapidly growing Seton Urban District - home to

the South Health Campus hospital, YMCA, shops and restaurants. Don't miss out on this Copperfield gem, it is the perfect package, a quiet cul-de-sac lifestyle, immediate access to parks, and unbeatable proximity to Calgary's best amenities right at your doorstep!