



**65 Copperstone Cove SE
Calgary, Alberta**

MLS # A2317657



\$420,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

2 BEDROOMS | 2 1/2 BATHROOMS | 2-STOREY END-UNIT TOWNHOME | OVER 1,800 SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | Welcome to this beautifully maintained end-unit townhome in the desirable community of Copperfield, offering over 1,800 sqft of living space including a fully developed basement. With 2 spacious bedrooms, each featuring its own ensuite and walk-in closet, this home offers an ideal layout for roommates, young professionals, first-time buyers, or investors. Step inside to a bright and open main floor featuring hardwood style laminate flooring and an abundance of natural light throughout. The spacious living room flows seamlessly into the dining area and kitchen, creating the perfect space for everyday living and entertaining. The kitchen offers ample cabinetry and counter space, a large island with seating, pantry, and room to gather with family and friends. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two generous primary-style bedrooms, each with its own walk-in closet and private ensuite bathroom, providing exceptional comfort and privacy. The large upper-floor laundry room offers additional storage space and everyday convenience. The fully developed basement adds incredible versatility with a spacious recreation room that can easily function as a family room, home office, gym, games room, or hobby space. From this level, you'll also enjoy direct access to the double attached garage, providing secure parking and additional storage. Additional features include a newer refrigerator and hot water tank replaced in 2024. This well-maintained, no-smoking home is move-in ready and offers low-maintenance living with visitor parking nearby. Located close to schools, parks, ponds, walking pathways, tennis courts, shopping, and restaurants, with quick access to both Stoney

Trail and Deerfoot Trail, this home combines comfort, convenience, and value in one of Calgary's most family-friendly communities. Perfect as your first home, an investment property, or for anyone looking for low-maintenance living without compromising on space. Book your showing today!