



GRASSROOTS
REALTY GROUP

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92 Copperstone Common SE
Calgary, Alberta

MLS # A2319148



\$384,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,469 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Paved, Single		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	None	LLD:	35-22-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows		
Inclusions:	1 Garage Door Controller, Shoe rack in the foyer, Primary Ensuite Shelf		

WELCOME to this BEAUTIFULLY MAINTAINED 3-STOREY TOWNHOME offering 1,469.32 SQ FT OF ABOVE-GRADE LIVING SPACE w/3 BEDROOMS, 2.5 BATHROOMS, a SINGLE ATTACHED GARAGE + FULL DRIVEWAY PARKING, perfectly positioned in the FAMILY-FRIENDLY COMMUNITY OF COPPERFIELD!!! This STYLISH, MOVE-IN READY HOME combines MODERN FINISHES, FUNCTIONAL LIVING + LOW-MAINTENANCE CONVENIENCE, just steps from PARKS, PLAYGROUNDS, WALKING PATHWAYS, SCHOOLS, SHOPPING + everyday amenities. Step inside to the BRIGHT LOWER LEVEL, where the welcoming FOYER provides access to the ATTACHED GARAGE, UTILITY/STORAGE ROOM + a VERSATILE 3rd BEDROOM. Perfect as a GUEST ROOM, HOME OFFICE, FITNESS ROOM or PLAYROOM, this flexible space opens directly onto a PRIVATE WALK-OUT PATIO—a rare feature that extends your living space outdoors. With generous green space + more separation between buildings than many newer townhouse developments, you'll appreciate the added privacy and room to relax, entertain or enjoy time outside. Head upstairs to the BRIGHT MAIN LIVING LEVEL where LARGE WINDOWS, a NEUTRAL COLOUR PALETTE, MODERN FLOORING, Knockdown Ceilings + an OPEN-CONCEPT LAYOUT create a BRIGHT, WARM + INVITING ATMOSPHERE. The BEAUTIFULLY APPOINTED KITCHEN features RICH ESPRESSO CABINETRY, LAMINATE COUNTERTOPS, STAINLESS STEEL + BLACK APPLIANCES, a LARGE CENTRAL ISLAND with seating, TILE BACKSPLASH, PANTRY + abundant cabinet and counter space for effortless everyday living. The adjoining DINING AREA flows seamlessly into the SPACIOUS LIVING ROOM, creating the perfect layout for entertaining or relaxing. Step outside

onto the PRIVATE BALCONY with plenty of room for a BBQ + patio furniture—an ideal place to enjoy your morning coffee or unwind after a long day. A convenient 2-PC POWDER ROOM completes this level. Upstairs, you'll find TWO SPACIOUS PRIMARY-STYLE BEDROOMS, EACH FEATURING THEIR OWN PRIVATE EN-SUITE BATHROOMS, offering exceptional comfort and privacy for homeowners, guests or roommates. The PRIMARY includes a WALK-IN CLOSET, 3-PC EN-SUITE + a VERSATILE WINDOW NOOK—perfect for a HOME OFFICE, READING CORNER, NURSERY SPACE or DRESSING AREA. The 2nd BEDROOM enjoys its own 4-PC EN-SUITE, while convenient UPPER FLOOR LAUNDRY completes this level. Additional highlights include LOW CONDO FEES, an ATTACHED GARAGE, FULL DRIVEWAY PARKING + PLENTIFUL GUEST PARKING just steps away, exceptional storage throughout, and a LOW-MAINTENANCE LIFESTYLE in a WELL-MANAGED COMMUNITY. Located in the SOUGHT-AFTER COMMUNITY OF COPPERFIELD, you'll enjoy QUICK ACCESS to STONEY TRAIL, DEERFOOT TRAIL + 52 STREET SE, while being only minutes from SHOPPING + RESTAURANTS at 130th Avenue, SCHOOLS, PARKS, PLAYGROUNDS + the extensive NETWORK OF PATHWAYS surrounding Copperfield's SCENIC ponds. Whether you're a FIRST-TIME BUYER, YOUNG PROFESSIONAL, DOWNSIZER or INVESTOR, this BEAUTIFULLY PRESENTED HOME offers the perfect blend of STYLE, SPACE + LOCATION. BOOK YOUR PRIVATE SHOWING TODAY!!!