



**99 Copperfield Court SE
Calgary, Alberta**

MLS # A2320423



\$410,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,253 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

****OPEN HOUSE | SAT JUNE 13 1-3PM**** This bright and spacious end-unit townhouse offers the extra space, privacy, and flexibility that growing families need. Positioned on a corner lot with additional windows, natural light pours throughout the home, while mature trees create a peaceful backdrop and added privacy from neighbouring properties. The main living area features beautiful hardwood floors, soaring ceilings, and a cozy fireplace, creating a warm and inviting space to relax after a busy day. Just a few steps away, the open-concept kitchen and dining area is designed for everyday living, complete with upgraded appliances, a rare walk-in pantry, and convenient main-level laundry. Upstairs, you'll find two oversized primary suites, each with its own private ensuite and generous closet space. Whether you need a separate space for an older child, overnight guests, a home office, or shared parenting arrangements, the layout offers incredible flexibility. The fully finished lower level adds even more room to grow and is currently set up as a home office and fitness area. It could easily become a playroom, media room, homework zone, or family hangout space. Additional features include a new furnace and hot water tank (2023), Interior Paint (2026), New carpets (2026), single attached garage with driveway parking, and a large private deck perfect for summer BBQs, morning coffee, or watching the kids play outdoors. Located in the family-friendly community of Copperfield, you'll love being close to parks, playgrounds, schools, shopping, transit, and all the everyday amenities that help make parenting a little easier. A bright, functional home with the space, flexibility, and location today's families are looking for.