

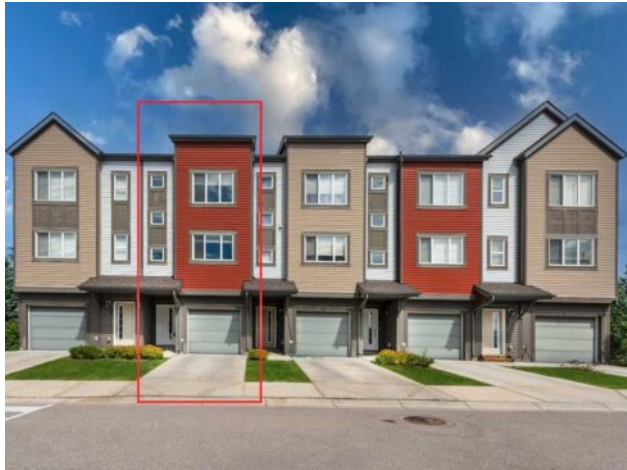


**GRASSROOTS**  
REALTY GROUP

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**82 Copperstone Common SE  
Calgary, Alberta**

**MLS # A2322857**



**\$389,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows		

**Inclusions:** n/a

2 PRIMARY BEDROOMS | 2 1/2 BATHROOMS | 3-STOREY TOWN HOME | 1,461 SF OF LIVING SPACE | WALKOUT | ATTACHED GARAGE | Welcome to this beautiful town home in the desirable Copperfield Chalet community, offering 1,461 SF of thoughtfully designed living space with modern finishes throughout and a bright open layout. Located in a quiet complex close to parks, walking paths, schools, and amenities, this home combines comfort, functionality, and the lifestyle you have been searching for. Step inside to a welcoming entry level featuring a foyer, access to the attached garage, and a walkout lower level space with laundry that is ready for your personal touch - perfect for a future office, gym, recreation area, or additional storage. The walkout leads to a patio area, offering additional outdoor space to enjoy. Upstairs you'll find the bright and open main floor living area designed for both everyday living & entertaining. The spacious living room flows seamlessly into the dining area and kitchen, creating a warm and inviting atmosphere. The kitchen features granite counter tops, stainless steel appliances, tile backspash, a large island with seating, and a convenient pantry located just off the kitchen and dining area for additional everyday storage. The kitchen opens onto a balcony, making it the perfect place to enjoy your morning coffee or evening BBQs. A convenient 2-piece powder room completes the main level. Upstairs you'll find TWO primary bedrooms &ndash; amazing for a shared room-mate situation or guest room/office scenario. The spacious Primary bedrooms has a 4 -piece ensuite bath and the second bedroom offers a 3 pc ensuite bath. Located close to playgrounds, ponds, schools, walking and bike paths and everyday shopping, this home offers the perfect blend of low-maintenance living and community lifestyle. With

easy access to major routes and all the amenities Copperfield has to offer this is an excellent opportunity for first-time buyers, investors, or anyone looking for modern townhouse living. Call to view today!