



GRASSROOTS
REALTY GROUP

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418 Copperstone Manor SE
Calgary, Alberta

MLS # A2323244



\$495,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,006 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Side By Side		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Ring Camera/ Doorbell, All Blinds		

OPEN HOUSE SATURDAY, JULY 25, 2-4PM. Welcome to 418 Copperstone Manor SE in the heart of Copperfield. With over 2,000 square feet of living space, this is one of the LARGEST townhomes in the community and offers incredible value for buyers looking for room to grow without giving up the LOW MAINTENANCE lifestyle of townhouse living. This bright CORNER UNIT features 3 bedrooms, 2.5 bathrooms, and a functional OPEN CONCEPT layout that is perfect for everyday living and entertaining. The modern kitchen offers quartz countertops, plenty of cabinet space, and access to a sunny deck with a gas BBQ line. The spacious living room features a cozy electric fireplace, while luxury vinyl plank flooring runs throughout the main floor and on all staircases. A convenient powder room completes the main level. Upstairs, the generous primary bedroom includes a WALK-IN CLOSET and a beautiful ensuite with DUAL VANITIES, while two additional bedrooms provide plenty of space for family or guests. The lower level features a PRIVATE OFFICE or FLEX SPACE with access to the backyard patio, making it an ideal work from home setup. This can easily convert to a fourth bedroom if needed. Stay comfortable year round with central AIR CONDITIONING, and enjoy the DOUBLE ATTACHED GARAGE, a rare feature in this complex. Located close to schools, parks, playgrounds, shopping, and everyday amenities, this home checks all the boxes. As well, the complex is PET FRIENDLY! If you have been searching for a home that offers the space of a detached house with the convenience and value of townhouse living, this is one you will not want to miss.