



**98 Copperstone Villas
Calgary, Alberta**

MLS # A2324964



\$415,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,461 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

A home like this doesn't come along often! Backing directly onto serene wetlands with no neighbours behind, this stunning 3 bed, 2.5 bath townhome offers the perfect blend of privacy, functionality, and breathtaking views. Step inside to a spacious front foyer that leads to the single attached garage and a versatile lower-level flex room—ideal for a home office, gym, or additional living space, with laundry, utility room, and direct access to the backyard. The bright and open main level is designed for everyday living and entertaining, featuring a spacious kitchen, dining area, inviting family room, convenient powder room, plus an additional office nook. Step out onto the balcony and unwind while overlooking the peaceful wetlands and scenic walking paths. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with its own private ensuite, along with an additional full 4 piece bathroom on this level. Enjoy the convenience of a single attached garage, an additional parking pad, and plenty of visitor parking throughout the complex. Located in the family friendly community of Copperfield, we're close to schools, parks, walking trails, Stoney Trail, and the 130th Avenue shopping district. This is a home you'll want to see before it's gone!