



GRASSROOTS
REALTY GROUP

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628 Copperstone Manor SE
Calgary, Alberta

MLS # A2331968



\$435,000

Division:	Copperfield		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,427 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SUNDAY JULY 26 12:00-2:00pm. Welcome to this stylish and modern 2-bedroom, 2.5-bath townhome in the vibrant community of Copperfield, just a short walk to Copperfield School (K-5)—an ideal location for young families. Built in 2024 and offering over 1,400 sq. ft. of thoughtfully designed living space, this bright home features an open-concept layout filled with natural light, engineered laminate flooring, quartz countertops, upgraded cabinetry, stainless steel appliances, and spacious living and dining areas that are perfect for both everyday living and entertaining. Step out onto the private balcony with a BBQ gas line, ideal for summer grilling or relaxing with your morning coffee. Upstairs, you'll find two generously sized bedrooms, each with its own full ensuite, along with the convenience of upper-level laundry. The ground level features an oversized tandem double garage (approximately 16' x 40') with plenty of room for two vehicles, additional storage, or a small workspace, plus access to a private rear patio. With low condo fees of just \$268/month, remaining new home warranty coverage, and a quiet location close to parks, playgrounds, shopping, restaurants, and everyday amenities, this home offers exceptional value for first-time buyers, young families, professionals, or anyone looking for a low-maintenance lifestyle in one of Calgary's most desirable southeast communities.