



GRASSROOTS
REALTY GROUP

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98 Copperstone Common SE
Calgary, Alberta

MLS # A2349670

\$379,999

Division:	Copperfield		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,714 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry		

Inclusions: N/A

FORMER SHOWHOME END UNIT townhome offers a practical layout, great details and a little more outdoor space than you might expect. With three bedrooms, a walk-out basement, private balcony and patio, it's a great option for first-time buyers, young professionals or a growing family. The open-concept main living area brings the kitchen, dining and living spaces together, creating an easy flow. The kitchen features quartz countertops, an oversized island with seating stainless steel appliances including a gas stove and more! Sliding glass doors lead directly to the private balcony, making it easy to step outside for a summer barbecue or morning coffee. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with its own 4 pc ensuite and a sunny walk-in closet. The home has also been professionally painted and cleaned, offering a fresh start for its next owners. One of the standout features is the walk-out basement, which has a full office, laundry room, entrance and plenty of storage. Beyond the home, Copperfield offers plenty of ways to get outside and enjoy the neighbourhood. Local ponds, multi-use pathways and a nearby wetland walk are all within walking distance, with the wetland pathway less than 100 metres from your front door. Residents also enjoy access to the community skating rink, tennis courts, soccer fields, basketball courts and community hall, with no community association fees. Three schools are within walking or cycling distance, adding to the convenience for families. With its end unit location, former showhome details, walk-out basement and access to Copperfield's recreational amenities, this is a home that offers plenty of room to grow and spread your roots.