

192 Copperfield Lane SE  
Calgary, Alberta

MLS # A2225625



**\$422,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Insulated, On Street, Paved, Single		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

This inviting corner unit townhome is tucked away on a quiet side street in the vibrant, family-friendly community of Copperfield. Ideal for first-time homebuyers, young professionals, or investors, the home offers a functional layout with thoughtful features and easy access to the South Health Campus and everyday amenities. Inside, you'll find well-kept hardwood flooring and generous natural light from expansive windows that brighten the open-concept living area. Step out onto the elevated deck and enjoy a peaceful view of the green space—an ideal setting for morning coffee or relaxed outdoor meals. The upper level features two well-sized bedrooms, each with its own ensuite bathroom and walk-in closet, offering added comfort and privacy. The kitchen is practical and well-equipped with plenty of cabinet space, natural wood finishes, and a layout that's great for everyday living or casual entertaining. The walk-out lower level provides additional living space with access to a private patio—perfect for a home office, media room, or cozy lounge. A single attached garage adds everyday convenience with secure parking and extra storage. Lovingly cared for and move-in ready, this home is close to parks, schools, shopping, transit, and major roadways—making it a solid choice in a growing south Calgary neighbourhood. Book your showing today!