

## 26 Copperstone Common SE Calgary, Alberta

**MLS # A2233057**


# \$439,900

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,747 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Few Trees, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Partial, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 26 Copperstone Common SE, a rare end-unit townhome offering an impressive 1,746 square feet of stylish and functional living space, with sweeping South-facing views of uninterrupted prairie landscape and no neighbours behind. Set in the family-friendly community of Copperfield, this home combines modern comfort with a truly peaceful setting, backing onto a wide-open field with walking paths and just a short two-minute stroll to the nearby park and playground. As you enter the home, you're greeted by a spacious foyer that leads upstairs to the bright and open main level. Soaring 9-foot ceilings and large windows on three sides create an airy, uplifting atmosphere that enhances the sense of space throughout. The kitchen is a standout feature with its granite countertops, stainless steel appliances, full-height cabinetry, and a full-sized walk-in pantry that offers exceptional storage. Whether you're preparing meals or hosting friends, the oversized island with built-in eating area adds both functionality and a natural gathering space. Just off the kitchen, sliding patio doors lead to a private balcony with uninterrupted views of the green space behind—an ideal spot for morning coffee or a relaxing evening. The main floor flows effortlessly into the dining and living areas, making it perfect for both everyday living and entertaining. Upstairs, you'll find two generously sized bedrooms, each with its own large walk-in closet featuring windows that bring in soft natural light. The primary suite includes a 3-piece ensuite with an upgraded walk-in shower, while a second 4-piece full bathroom and convenient upper-floor laundry complete the second level. The walk-out basement is unfinished and full of potential, with ample space for a third bedroom, home office, or fitness room. Thanks to the unique placement of this unit, the lower level benefits from

open views through a low-profile metal panel fence rather than a solid fence like all the neighbouring units. This thoughtful detail allows both the basement and the patio area to feel more connected to the landscape beyond, offering a sense of openness and calm. Parking is not a problem as this unit has a single attached garage with driveway parking, enough for two cars to fit conveniently. This home offers the best of peaceful living with city convenience, with easy access to parks, schools, shopping, and major roadways. Whether you're a first-time buyer, looking to right-size, or searching for something with a little more space and light—this townhome checks all the boxes. OPEN HOUSES - Sat & Sun June 21st & 22nd from 12-2 pm!