

**135 Copperfield Lane SE
Calgary, Alberta**

MLS # A2255010



\$412,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,251 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Storage		

Inclusions: None

FRESHLY PAINTED, NEW CARPET THROUGHOUT, NEWER FURNACE(2022) AND HWT(2020), this 2 bedroom/3 bathroom townhome offers nearly 1500 square feet of developed living space and a single attached garage. Welcome to Copperfield Village, a well run, pet friendly complex with low condo fees, located close to schools, shopping with quick access to Stoney & Deerfoot Trails. A spacious entryway with a large coat closet makes coming and going effortless—room for guests to arrive without feeling crowded, and plenty of space for kids, groceries, and gear entering from either front door or garage. Step up in to the expansive living space space with huge south facing window, soaring high celings and a corner fireplace, which only a few units in the complex have. An exterior door leads out to your private deck with lots of room to BBQ and relax. Perched above the living room, the kitchen and dining level commands attention with its sense of openness making it easy to stay connected with family and friends while cooking or hosting. With plenty of cabinet and counter space, a dedicated pantry and movable island, the kitchen connects seamlessly to dining space highlighted by a large window. Tucked around the corner, the half bathroom/laundry room is located at the base of the stairs leading to the bedroom level. Upstairs, you’ll find two generous bedrooms, each complete with its own walk-in closet and private ensuite. The spacious primary retreat features a 4-piece ensuite with an oversized vanity and tub/shower combo, while the secondary bedroom boasts sweeping south-facing views and a 3-piece ensuite with a walk-in shower. The fully finished basement extends your living space with a versatile recreation room, ideal for a theatre, games room, or fitness area along with extra storage under the stairs and access to the mechanical

room. The single attached garage and driveway provide parking for 2 vehicles with visitor parking just steps away.