70 Copperstone Common SE
Calgary, Alberta

MLS # A2175412
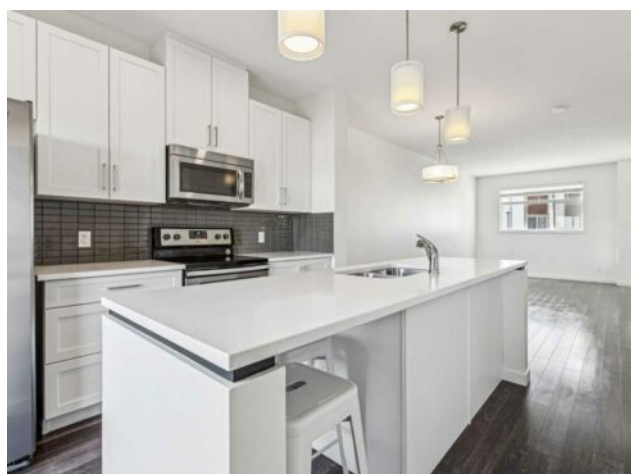
$415,000

Division:	Copperfield
Type:	Residential/Five Plus
Style:	3 (or more) Storey
Size:	1,469 sq.ft. **Age:** 2016 (9 yrs old)
Beds:	2 **Baths:** 2 full / 1 half
Garage:	Driveway, Single Garage Attached
Lot Size:	0.03 Acre
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Views

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 254
Basement:	None, Walk-Out To Grade	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Dishwasher, Electric Stove, Microwave Hoodfan, Refrigerator, Washer/Dryer-Stacked, Window Coverings

This gorgeous Townhome in Copperfield offers an abundance of natural light and high ceilings. The second floor features 2 spacious bedrooms, including a primary with an ensuite, plus a second full bathroom and UPPER-LEVEL LAUNDRY. The open-concept main floor includes a bright living, dining, and kitchen area with QUARTZ COUNTERTOPS and STAINLESS-STEEL APPLIANCES. Enjoy the REAR BALCONY with GREEN VIEWS and NO NEIGHBOURS BEHIND. The above-grade lower level offers ample storage, a built-in shoe cabinet, and a partly finished area, that WALKS OUT to the rear GROUND FLOOR CONCRETE PATIO, that could be converted into a rec room or extra bedroom. There is also a SINGLE ATTACHED GARAGE offering extra space for tires and storage, a DRIVEWAY that accommodates another vehicle, and convenient VISITOR PARKING just a few steps away. This home has been PROFESSIONALLY CLEANED and FRESHLY PAINTED, with CARPETS THOROUGHLY WASHED, making it truly MOVE-IN READY. There are also some BRAND NEW WINDOWS on the second floor and the lower level. Plus, enjoy a large PLAYGROUND/PARK right in front of the complex. Don’t miss out—schedule your viewing today!