

**111 Copperfield Lane SE**  
**Calgary, Alberta****MLS # A2208594****\$428,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Few Trees, No Neighbours Behind, Other, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	Finished, Full	<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>	Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**HUGE PRICE REDUCTION!!!** Welcome to this beautifully designed 4-level townhouse and overlooks a beautiful GREEN SPACE/PARK in the vibrant community of Copperfield in SE Calgary. With thoughtful layout and contemporary finishes, this home is perfect for first-time buyers, small families, or savvy investors. Step inside to discover two spacious bedrooms, including a primary suite with ensuite bathroom, offering both comfort and privacy. The open-concept main level boasts a bright and airy living space, modern kitchen, dining area and private balcony &ndash; perfect for your morning coffee or evening wind-down. Enjoy the convenience of a single attached garage, extra storage, and in-suite laundry. With multiple levels, this home offers great separation of space WALKOUT, fully finished rec room in the lower!! ideal for remote work, entertaining, or simply spreading out and relaxing. Located close to schools, parks, walking paths, shopping, and transit, this Copperfield gem has everything you need in a location you&rsquo;ll love. Don&rsquo;t miss your chance to own this affordable and stylish home &ndash; book your showing today!