

## 308 Copperstone Manor SE Calgary, Alberta

**MLS # A2222423**



**\$458,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stylish and functional 3-bedroom townhouse, perfectly designed for modern living. Located in a sought-after community of Copperfield, this home offers the ideal blend of comfort, convenience, and practicality. Step inside to discover a spacious open-concept main floor, perfect for both everyday living and entertaining. The well-appointed kitchen features contemporary finishes, ample cabinetry, and seamless flow to the dining and living areas. Just off the living room, step out onto your private deck—complete with a built-in gas line—ready for your summer BBQs and outdoor relaxation. Upstairs, you’ll find three generously sized bedrooms and a full bathroom, including a bright and airy primary suite with a 4-Piece Ensuite and walk-in closet. Enjoy the convenience of top-floor laundry, making daily chores a breeze. The ground-level tandem garage provides plenty of space for two vehicles, storage, or even a home gym setup. Plus, with a full driveway pad, there’s no shortage of parking—perfect for guests or a multi-vehicle household. Whether you’re a first-time buyer, a growing family, or looking to downsize without compromise, this home checks all the boxes. Don’t miss your chance to own this low-maintenance gem in a vibrant neighborhood, with easy access to all amenities and within walking distance to schools.