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# 160 Copperleaf Way SE
# Calgary, Alberta

## MLS # A2277493

## $499,900

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|---|---|---|---|
| **Division:** | Copperfield | | |
| **Type:** | Residential/Five Plus | | |
| **Style:** | 3 (or more) Storey | | |
| **Size:** | 1,761 sq.ft. | **Age:** | 2024 (2 yrs old) |
| **Beds:** | 3 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Attached, Driveway, See Remarks | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | Other, Street Lighting | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 282 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | M-G d55 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Kitchen Island, Open Floorplan, Quartz Counters | | |

**Inclusions:** IKEA PAX wardrobe combination in the primary bedroom closet,  curtain rod,  and blinds.

Welcome to this beautifully maintained end-unit townhouse in the vibrant, family-friendly community of Copperfield. Perfect for first-time buyers, young families, or investors, this home offers a functional layout, modern finishes, and versatile living spaces, with nearly 1,800 sqft of comfortable living space.  The main floor features a bright, open-concept design with a welcoming fireplace in the living room, creating a cozy and inviting atmosphere. The well-appointed kitchen offers plenty of cabinetry and counter space, while the generous dining area is perfect for everyday living and entertaining. A convenient 2-piece bathroom completes this level.  Upstairs, you'll find three comfortable bedrooms, including a spacious primary bedroom with its own 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom provide ample space for family, guests, or a home office. The upper level also includes a laundry room, adding extra convenience for everyday living. The lower level adds even more flexibility with a large office or multi-purpose room, ideal as a home workspace, gym, or recreation area. A 3-piece bathroom adds additional convenience.  The home also features an oversized attached garage and a concrete driveway, providing parking for up to 4 vehicles and extra storage space.  This property is perfectly located for families: the local school is just a 6-minute walk (1-minute drive) away, while the Copperfield Tennis Courts and Copperfield Community Center are only 2 minutes by car, making recreation and activities easily accessible. Residents also enjoy proximity to parks, playgrounds, walking paths, shopping, and major roadways, combining convenience with a quiet neighbourhood atmosphere.  Don’t miss this fantastic opportunity to own a well-located townhouse in one of Southeast Calgary’s most desirable communities.

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