

**620 Copperstone Manor SE**  
**Calgary, Alberta**

**MLS # A2283914**



**\$519,999**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Copperfield                                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus                        |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                           |               |                  |
| <b>Size:</b>     | 2,023 sq.ft.                                 | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                       |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Landscaped, Low Maintenance Landscape, Paved |               |                  |

|                    |  |                   |         |
|--------------------|--|-------------------|---------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 309  |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Concrete, Shingle Siding, Vinyl Siding                           | <b>Zoning:</b>    | M-G d55 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage |                   |         |

**Inclusions:** None

Welcome to this spacious corner-unit townhouse offering a Large thoughtfully designed Layout in the desirable Copperfield community. This bright and airy home features 3 generously sized bedrooms, 2.5 bathrooms, and a versatile flex room—perfect for a home office, playroom, gym, or additional living space. The open-concept main floor is ideal for both everyday living and entertaining, seamlessly connecting the living, dining, and kitchen areas. Enjoy outdoor living with a private patio and backyard space, a rare bonus for townhouse living. The home includes a double attached garage with electric vehicle charging capability, offering modern convenience and functionality. Ideally located next to a school and green spaces, this home is perfect for families. With easy access to public transportation, shopping, and amenities, everything you need is just minutes away. A perfect blend of space, flexibility, and location—this Copperfield home is not to be missed.