

240 Copperleaf Way SE
Calgary, Alberta

MLS # A2285579



\$439,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,369 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	None		

Modern Sophistication, Rare Privacy, & Exceptional Value in Copperfield. Welcome to 240 Copperleaf Way SE, a meticulously maintained 3-bedroom townhouse that perfectly balances premium positioning with contemporary design. A Rare Sense of Privacy: Uniquely situated within the complex, this home offers a superior level of privacy with no direct views of neighboring units. Instead, the property overlooks detached residences with a significant setback, providing an open, residential feel and an abundance of natural light. Designed for Lifestyle: Step inside to a bright, open-concept main floor defined by soaring 9-foot ceilings that amplify the sense of space. The stylish kitchen, featuring sleek finishes and a central breakfast bar, flows effortlessly into airy dining and living areas—perfect for both daily life and sophisticated entertaining. Exceptional Features: • Ultimate Parking: Ground-level tandem garage with extra storage, complemented by a full-length driveway for a rare 3rd dedicated parking spot. • Convenience: The upper level features a sun-drenched primary suite with a 4-piece ensuite and walk-in closet, plus two additional bedrooms and top-floor laundry. • Low Monthly Costs: Benefit from low condo fees that ensure a hassle-free, low-maintenance lifestyle without breaking the budget. Unbeatable Walkability: • Copperfield School (K-5): 4-minute walk (290m). • St. Isabella (K-9): 12-minute walk (850m). • Recreation: Steps from scenic Copper Pond pathways and playgrounds. With quick access to 52nd St and Stoney Trail, this home offers suburban tranquility with urban accessibility. Low-maintenance living at its finest—book your private showing today!