

**139 Copperstone Park SE**  
**Calgary, Alberta**

**MLS # A2352238**

**\$449,900**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Copperfield                                                              |               |                  |
| <b>Type:</b>     | Residential/Other                                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 1,482 sq.ft.                                                             | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Landscaped, Level, Low Maintenance Landscape, Other, Paved, Private, See |               |                  |

|                    |                                                                                                                    |                   |         |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                                                                                                         | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                     | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                    | <b>Condo Fee:</b> | \$ 343  |
| <b>Basement:</b>   | Partial                                                                                                            | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                       | <b>Zoning:</b>    | M-1d100 |
| <b>Foundation:</b> | Poured Concrete                                                                                                    | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Closet Organizers, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |                   |         |

**Inclusions:** Tire rack in garage and wooden shelving in garage both stay

Prepare to fall in love with this spacious end-unit townhome in Chalet 6. With extra windows that invite in an abundance of natural light, this beautifully appointed home offers the perfect blend of comfort, functionality, and modern living. At the heart of the home is a true chef's kitchen, complemented by a versatile space perfect for a home office, coffee bar, library, or game centre. The primary bedroom offers a large walk-in closet and ensuite. Two additional bedrooms make this the perfect option for growing families, guests, or a home office. An additional bathroom, reading nook, and linen closet complete the upper level. Enjoy the added convenience of an insulated and drywalled attached double garage, ample storage throughout, and a welcoming mudroom to keep everyday life organized. Step outside to your peaceful front patio, complete with a natural gas BBQ hookup &mdash; the perfect spot to unwind and greet guests. Downstairs, you'll appreciate the quiet lower-level laundry area with a professionally installed sink and even more storage. A newer roof, replaced in 2021, adds further peace of mind. Location is everything, and this home delivers! Surrounded by parks, green spaces, and scenic pathways, you're also close to playgrounds, excellent schools, tennis and basketball courts, a skating rink, transit, South Health Campus (at Seton), a 7 minute drive to 130th Avenue with all the shops you know and love, and so much more. Bright, spacious, private, and wonderfully located, this property offers a lifestyle you'll love coming home to. Come experience the comfort and tranquility of this special townhome for yourself &mdash; your next chapter starts here!