

70 Copperstone Common SE Calgary, Alberta

MLS # A2175412



\$415,000

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| Division: | Copperfield | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,469 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Views | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 254 |
| Basement: | None, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters | | |

Inclusions: Dishwasher, Electric Stove, Microwave Hoodfan, Refrigerator, Washer/Dryer-Stacked, Window Coverings

Huge Price Adjustment! This gorgeous Townhome in Copperfield offers an abundance of natural light and high ceilings. The second floor features 2 spacious bedrooms, including a primary with an ensuite, plus a second full bathroom and UPPER-LEVEL LAUNDRY. The open-concept main floor includes a bright living, dining, and kitchen area with QUARTZ COUNTERTOPS and STAINLESS-STEEL APPLIANCES. Enjoy the REAR BALCONY with GREEN VIEWS and NO NEIGHBOURS BEHIND. The above-grade lower level offers ample storage, a built-in shoe cabinet, and a partly finished area, that WALKS OUT to the rear GROUND FLOOR CONCRETE PATIO, that could be converted into a rec room or extra bedroom. There is also a SINGLE ATTACHED GARAGE offering extra space for tires and storage, a DRIVEWAY that accommodates another vehicle, and convenient VISITOR PARKING just a few steps away. This home has been PROFESSIONALLY CLEANED and FRESHLY PAINTED, with CARPETS THOROUGHLY WASHED, making it truly MOVE-IN READY. There are also some BRAND NEW WINDOWS in the second floor. Plus, enjoy a large PLAYGROUND/PARK right in front of the complex. Don't miss out—schedule your viewing today!