

## 190 Copperfield Lane SE Calgary, Alberta

**MLS # A2211257**



# \$425,000

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Walk-In Closet(s)		

<b>Inclusions:</b>	Electric Fireplace
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Welcome to this beautifully maintained 4-level split townhome in the desirable SE community of Copperfield, offering 1,248 sq. ft. of finished living space, 3 bedrooms, 2.5 bathrooms, and central A/C for year-round comfort. The entry level features a spacious foyer and access to the oversized single garage and driveway, perfect for extra parking or storage. Step up into the bright living room with soaring ceilings, large windows, and direct access to the sunny rear deck, ideal for relaxing or entertaining. The second level features an updated kitchen with granite countertops, stainless steel appliances, a pantry, and a dining area that comfortably seats six. A 2-piece powder room and laundry area complete this level. The upper level offers three well-sized bedrooms, including a generous primary suite with walk-in closet and private 3-piece ensuite, as well as a 4-piece main bath. The fully finished basement adds functional space with a rec room, utility area, under-stair storage, and access to the covered concrete patio. This well-managed complex is just minutes from parks, walking paths, K&ndash;9 schools, shops, restaurants, fitness facilities, and the South Calgary Health Campus. With everything you need nearby and quick access to major routes, this home is the perfect blend of comfort, convenience, and community living. Book your private showing today!